

PLANNING & ZONING COMMISSION REGULAR MEETING

Thursday, October 6, 2022 at 7:30 pm

Location

CITY COUNCIL CHAMBER, 18649 FM 1431, SUITE 4A, JONESTOWN, TEXAS

Commission Members

Chair Melody Gayeski, Vice Chair Tony Macina; Commissioners Brenda Sies, Stephan Ambrose, Tom Grant; Alternates: Alyssa Kline

AGENDA

ITEMS OPENING MEETING

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF MINUTES

September 1, 2022, regular meeting

4. CITIZEN COMMUNICATIONS

CITIZEN COMMUNICATIONS

GENERAL BUSINESS AND ACTION ITEMS

5. Request for a zoning change - 10702 Laurel Lane

a. PUBLIC HEARING to receive public input and consider a request by Matthew Delahoussaye for a zoning classification change, in accordance with Chapter 14: Zoning Code, Section 14.02.146 (b) Amendments, of the City of Jonestown Code of Ordinances, for a zoning change from Professional and Office District "O" to Business-general Commercial District "B-2" for .4638 acres of property located at 10702 Laurel Lane, Lot 69-72 Block A, Jonestown Hills Unit 2, Jonestown, Texas.

b. Discussion and possible action regarding the above request by Matthew Delahoussaye for a zoning classification change.

6. Request for preliminary plat approval - The Hollows (The Destination on Lake Travis)

a. PUBLIC HEARING to receive public input and consider a request by The Hollows on Lake Travis, LLC, being the owners of 154.689 acres of land

located in the J.F. Carlton Survey No. 102, Abstract No. 2511, in Travis County, Texas, described by Deed of Record in Document No.

2018024745 Official Public Records, Travis County, Texas, for approval of a Preliminary Plat to subdivide 45.92 acres of land to be known as “The Hollows (The Destination on Lake Travis)” into forty-six (46) single family lots and six (6) nonresidential lots, located off Destination Way, Jonestown, Texas.

- b. Discussion and possible action regarding the above request by The Hollows on Lake Travis, LLC, for approval of a preliminary plat for “The Hollows (The Destination on Lake Travis).”

7. Request for final plat approval - The Hollows Sanctuary South Phase 2

- a. PUBLIC HEARING to receive public input and consider a request by The Hollows on Lake Travis, LLC, being the owners of 154.689 acres of land located in the J.F. Carlton Survey No. 102, Abstract No. 2511, in Travis County Texas, described by Deed of Record in Document Number 2018024745 Official Public Records, Travis County, Texas, for approval of a final plat to subdivide 38.701 acres of land to be known as “The Hollows Sanctuary South Phase 2” into fifty-eight (58) single family lots and seven (7) nonresidential lots with public right of way, located entirely within Tract D off Destination Way, Jonestown TX.

- b. Discussion and possible action regarding the above request by The Hollows on Lake Travis, LLC, for approval of a final plat for “The Hollows Sanctuary South Phase 2.”

8. Request for a re-subdivision - Tract 34, Panoramic Hills Subdivision

- a. PUBLIC HEARING to receive public input and consider a request by Ryan and Melissa Miller for a re-subdivision of 24.40 acres of land out of Tract (Lot) 34, Panoramic Hills Subdivision, a subdivision in Travis County, Texas, according to plat or map thereof as recorded in Volume 38, Page 50 of the plat records of Travis County, Texas, being the same property described in instrument of record in Document Nos. 2005105410 and 2017080599 in the official public records of Travis County, Texas.

- b. Discussion and possible action regarding the above request by Ryan and Melissa Miller for a re-subdivision of 24.40 acres of land out of Tract (Lot) 34, Panoramic Hills Subdivision.

9. Update from staff on current department activities.

10. ADJOURNMENT

**MINUTES OF THE CITY OF JONESTOWN PLANNING & ZONING COMMISSION
REGULAR MEETING HELD SEPTEMBER 1, 2022, 7:30 P.M., AT THE CITY COUNCIL
CHAMBER, 18649 FM 1431, SUITE 3-A, JONESTOWN, TEXAS**

Chair Melody Gayeski (Place 1) Tony Macina, Vice Chair (Place 4)	Brenda Sies (Place 2) Stephan Ambrose (Place 3) Tom Grant (Place 5)	Vacant (Alternate 1) Alyssa Kline (Alternate 2)
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ITEMS OPENING MEETING

1. CALL TO ORDER

CHAIR GAYESKI

Chair Gayeski called the meeting to order at 7:30 p.m.

2. ROLL CALL

SECRETARY

Present: Commissioners Gayeski, Sies, Ambrose, Grant

Absent: Commissioners Macina, Kline

Staff present: City Administrator Jones, Development Services Director Jolly,
Planning/GIS Technician Gedanken

3. APPROVAL OF MINUTES

July 7, 2022, regular meeting.

A motion was made by Commissioner Grant and seconded by Commissioner Ambrose to approve the minutes of July 7, 2022. The motion carried unanimously.

4. CITIZENS COMMUNICATION

There were no citizen communications.

GENERAL BUSINESS AND ACTION ITEMS:

- 5. a. PUBLIC HEARING to receive public input and consider a request by Valerie Meek-Lopez for a zoning classification change, in accordance with Chapter 14: Zoning Code, Section 14.02.146 (b) Amendments, of the City of Jonestown Code of Ordinances, for a zoning change from Professional and Office District "O" to Business-general commercial district "B-2" for .859 acres of property located at 18333 FM 1431, .85 AC of TRT B Jonestown Hills Unit 7, Jonestown TX.**

The applicants, Aaron and Valerie Lopez who own the property located at 18333 FM 1431, were present to answer Commissioner's questions and request the zoning be reclassified from "O" Professional office district to "B-2" Business general commercial to allow a small furniture store/coffee shop business at this location. There being no other persons wishing to speak, Chair Gayeski closed the public hearing.

- b. Discussion and possible action regarding the above request by Valerie Meek-Lopez for a zoning classification change, in accordance with Chapter 14: Zoning Code, Section 14.02.146 (b) Amendments, of the City of Jonestown Code of**

Ordinances, for a zoning change from Professional and Office District “O” to Business-general commercial district “B-2” for .859 acres of property located at 18333 FM 1431, .85 AC of TRT B Jonestown Hills Unit 7, Jonestown TX.

The Commissioners discussed land use; accessibility, traffic and safety concerns; and the small lot size to accommodate the building, parking, and LCRA OSSF requirements due to no available wastewater. Alternatively, the option for a conditional use to be added to the “O” Professional office zoning district to allow a small furniture store was suggested as a preferable option than rezoning to a much broader “B-2” Business general district. City staff will work with city attorneys for an ordinance amendment to add a conditional use to the “O” Professional Office zoning district for a small furniture store.

Commissioner Sies motioned to deny this request for a zoning change to “B-2” Business-general commercial district. The motion was seconded by Commissioner Grant and passed unanimously.

6. Update from staff on current department activities.

Development Services Director Jolly provided an update on residential and commercial development and code enforcement.

7. ADJOURNMENT

Commissioner Sies motioned to adjourn, and the motion was seconded by Commissioner Grant. Chair Gayeski adjourned the meeting at 8:04 p.m.

PASSED AND APPROVED AT A MEETING HELD ON OCTOBER 6, 2022.

Melody Gayeski, Chair

ATTEST:

, City Secretary

**City of Jonestown,
Texas**

AGENDA REPORT

Meeting Date: October 6, 2022

Agenda Item Number:

5

(City Secretary's Use Only)

Department: Development Services

Prepared by: Cynthia Jolly

Budgeted Amount: \$ 0

Date Prepared: September 22, 2022

Exhibits Ordinance, Application, amended plat
Survey, Property Map/Description, Deed
Certification of Mailing, Public Notice

Subject

Request zoning change from Professional and Office District "O" to Business General District "B-2".

Recommendation

Consider, discuss, and take any action necessary regarding a request by Matthew Delahoussaye for a zoning classification change, in accordance with Chapter 14: Zoning Code, Section 14.02.146 (b) Amendments, of the City of Jonestown Code of Ordinances, for a zoning change from Professional and Office District "O" to Business-general Commercial District "B-2" for .4638 acres of property located at 10702 Laurel Lane, Lot 69-72 Block A, Jonestown Hills Unit 2, Jonestown, Texas.

Discussion

Applicant is requesting a zoning reclassification from "O" to "B-2" to open a new venue for a treehouse bar/restaurant. He currently owns the neighboring property, the Lucky Rabbit Live Music Bar and Kitchen. Concurrent with this application for rezoning this property to "B-2", the application submitted a short form application to amend the plat for lots 69, 70, 71 and 72 into one lot 69A. This administrative application is being reviewed by the City Engineer.

A notice of public hearing was published on September 15, 2022, and letters were mailed to neighboring properties. The Certificate of mailing is enclosed.

Approval By

Department Head

Signature

C. Jolly

Date

9/22/22

City Administrator

[Signature]

9/22/22

ORDINANCE NO. 2022-O-XXX

AN ORDINANCE OF THE CITY OF JONESTOWN, TEXAS, AMENDING CHAPTER 14 OF THE CITY'S CODE OF ORDINANCES, THE ZONING ORDINANCE, BY REZONING AN APPROXIMATE 0.4638-ACRE PARCEL OF LAND IN THE CITY OF JONESTOWN, TEXAS, WHICH LAND IS LOCATED AT 10702 LAUREL LANE, MORE PARTICULARLY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO ("PROPERTY"); MAKING FINDINGS OF FACT; AND PROVIDING FOR RELATED MATTERS.

WHEREAS, the Owner of the "Property" has filed application with the City requesting that the parcel be zoned B-2 Business-general Commercial District; and

WHEREAS, after giving ten days written notice to the owners of land within two hundred feet of the "Property," the Planning and Zoning Commission held a public hearing on the proposed rezoning and forwarded its recommendation on the rezoning to the City Council; and

Whereas, after publishing notice of the public hearing at least fifteen days prior to the date of such hearing, the City Council at a public hearing reviewed the circumstances of the "Property" and found that a substantial change in circumstances of the "Property," sufficient to warrant a change in the zoning of the "Property," has transpired;

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF JONESTOWN, TEXAS, THAT:

SECTION 1. Findings of Fact. All of the above premises are hereby found to be true and correct legislative and factual findings of the City Council and are hereby approved and incorporated into the body of this Ordinance as if copied in their entirety.

SECTION 2. Amendment to Zoning Ordinance. The Zoning Ordinance of the City of Jonestown is hereby amended so as to grant a change of zoning from "O" Professional and Office District to B-2 Business-general Commercial District for 0.4638 Acres located at 10702 Laurel Lane, Jonestown, Texas., more particularly described in Exhibit A.

SECTION 3. Amendment to Zoning District Map. The City Secretary is hereby ordered to make changes to the Zoning District Map of the City of Jonestown, Texas and to file such map with the City Building Official.

SECTION 4. Severability. Should any sentence, paragraph, subdivision, clause, phrase or section of this ordinance be adjusted or held to be unconstitutional, illegal or invalid, the same shall not affect the validity of this Ordinance as a whole or any part or provision thereof, other than the part so declared to be invalid, illegal or unconstitutional, and shall not affect the validity of the Jonestown Code of Ordinances and Map as a whole.

SECTION 5. Effective Date. This Ordinance shall take effect immediately from and after its passage.

SECTION 6. Open Meetings. It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public as required and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Chapt. 551, Tex. Gov't. Code.

ZONING AMENDMENT PASSED AND APPROVED on the 13th day of OCTOBER 2022.

THE CITY OF JONESTOWN, TEXAS

Paul Johnson, Mayor

ATTEST:

Rachel Austin, TRMC, City Secretary

EXHIBIT A

Property legal description

For .4638 acres of property located at 10702 Laurel Lane, Lot 69-72, Block A, Jonestown Hills Unit 2, Jonestown, Texas.

City of Jonestown

18649 FM 1431, Suite 4-A
Phone 512-267-3243 Fax 512-267-4572

REQUEST TO BE PLACED ON THE AGENDA OF THE PLANNING AND ZONING COMMISSION AND/OR CITY COUNCIL

FOR THE CONSIDERATION OF A:

ZONING CHANGE ☒ CONDITIONAL USE PERMIT ☐ SUBDIVISION ☐
SUBDIVISION VARIANCE ☐ OTHER ☐

Date Submitted 8/3/2022 Date accepted for filing with City _____

Name of owner Matt Delahoussaye Phone number 512-585-5313

Owner's mailing address 4324 Westing Way, Leander zip 78641

Subject property street address 10702 Laurellane

Legal Description Lot 69-72 Blk A Jonestown Hills Unit 2

Explanation of request Change from Office to B2 for

Freemouse Bar/Restaurant

To complete file:

MATT@CMEATX.COM

- Copy of plat or survey of subject property
- If application is for a variance or conditional use permit, attach a detailed drawing or a plot plan showing the location of the area on the property that will be affected by this request.
- All filing fees, and related fees must be paid before the request will be put on an agenda.

Applicant's signature [Signature] Date 8/3/2022

Reviewed and accepted for filing by:

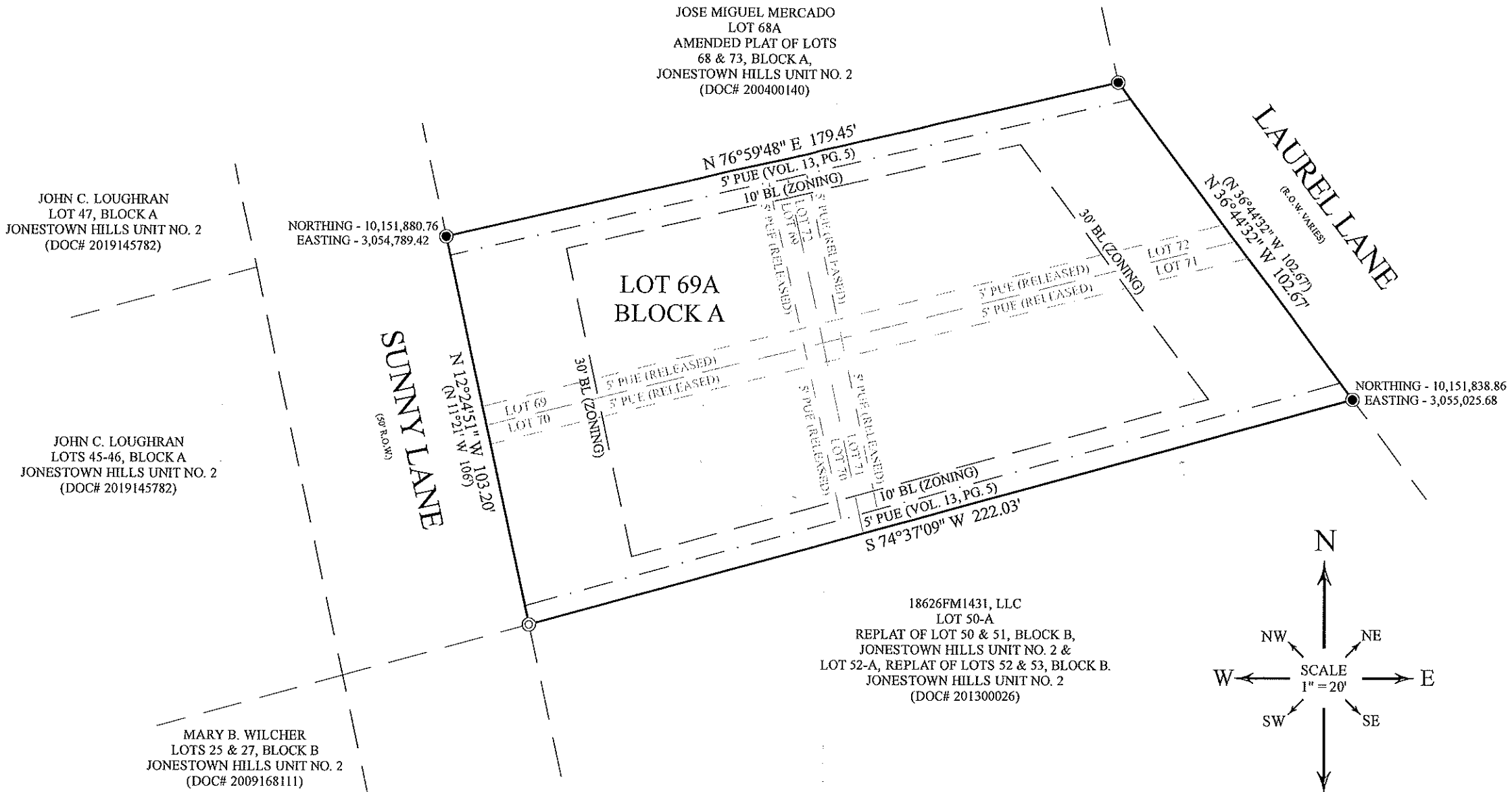
Name C. Jolly Title Director Development Svcs.

Meeting Dates: P&Z 10/6/22 City Council 10/13/22

Action from meetings: P&Z _____

City Council _____

AMENDED PLAT OF LOTS 69, 70, 71, & 72, BLOCK A
JONESTOWN HILLS, UNIT NO. 2



- LEGEND**
- 1/2" ROD FOUND
 - 1/2" ROD W/CAP SET "ALLSTAR 5729"
 - BL BUILDING LINE
 - PUE PUBLIC UTILITY ESMT
 - () RECORD INFORMATION

OWNERS: MATTHEW DELAHOUSAYE & MONICA DELAHOUSAYE
4324 WESTINO WAY
LEANDER, TX 78641

ACREAGE: 19,874.49 SQ. FT. - 0.46 ACRES

NUMBER OF BLOCKS: 1

NUMBER OF LOTS: 1

ZONING: 0 - PROFESSIONAL / OFFICE DISTRICT

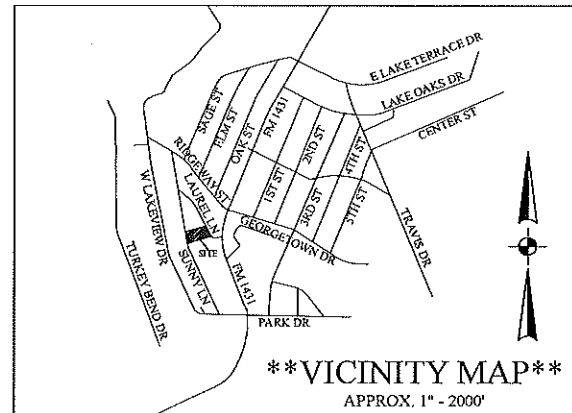
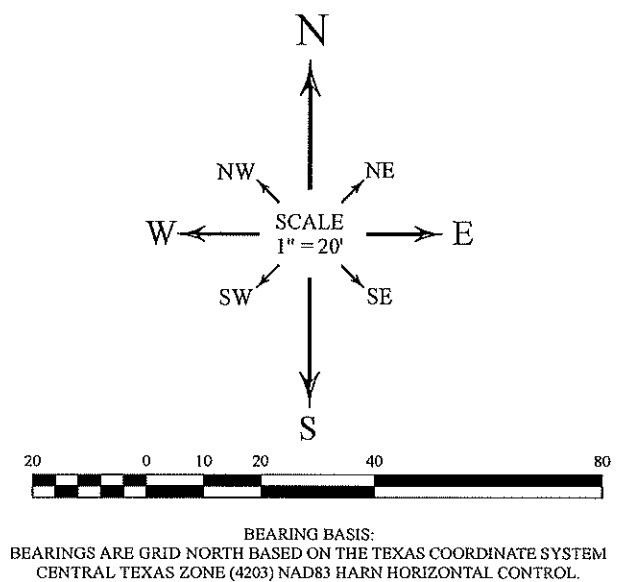
SUBMITTAL DATE: 08/8/2022

DATE OF REVISION: 09/28/2022

SURVEYOR: ALL STAR LAND SURVEYING - FIRM: 10135000
9020 ANDERSON MILL ROAD, AUSTIN, TEXAS 78729
(512) 249-8149 REF# A0705522

ENGINEER:

PROJECT DATUM: NORTH AMERICAN DATUM 1983 (NAD 83)
PROJECTION: TEXAS STATE PLANE - CENTRAL ZONE (4203)
UNITS: US SURVEY FEET



ALLSTAR Land Surveying

9020 ANDERSON MILL RD
AUSTIN, TEXAS 78729
(512) 249-8149 PHONE
(512) 331-5217 FAX
TBPELS FIRM NO. 10135000

SCALE:	1" = 20'
BEGIN DATE:	08/04/2022
DRAWN BY:	DAMIAN SMITH
JOB NO.:	A0705522
REVISED DATE:	09/28/2022

AMENDED PLAT OF LOTS 69, 70, 71 & 72, BLOCK A JONESTOWN HILLS, UNIT NO. 2

BEING ALL OF THOSE CERTAIN LOTS 69, 70, 71, & 72 BLOCK A, JONESTOWN HILLS, UNIT NO. 2

RECORDED IN VOLUME 13, PAGE 5, PLAT RECORDS, TRAVIS COUNTY, TEXAS; CONVEYED TO MATTHEW MILES DELAHOUSAYE AND MONICA DELAHOUSAYE WOFFORD IN DOC. NO. 202219736, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

FLRM MAP INFORMATION

THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AND HAS A ZONE "X" RATING AS SHOWN ON THE FLOOD INSURANCE RATE MAPS

FLRM MAP NO.: 48453C02101
DATE: 07/22/2020

THIS CERTIFICATION IS FOR INSURANCE PURPOSES ONLY AND IS NOT A GUARANTEE THAT THIS PROPERTY WILL OR WILL NOT FLOOD. CONTACT YOUR LOCAL FLOOD PLAIN ADMINISTRATOR FOR THE CURRENT STATUS OF THIS TRACT.

SHEET 1 OF 2

CASE NUMBER - 22-P-314-P

AMENDED PLAT OF LOTS 69, 70, 71, & 72, BLOCK A
JONESTOWN HILLS, UNIT NO. 2

NOTES:

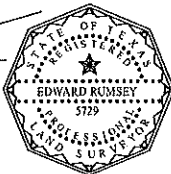
- 1) THE 5' PUBLIC UTILITY EASEMENTS ON EITHER SIDE OF THE COMMON SIDE LOT LINE OF THE ORIGINAL LOTS 69, 70, 71 AND 72 HAS BEEN VACATED BY THE APPROVAL OF JONESTOWN WATER AND PEDERNALES COOPERATIVE, INC.
- 2) THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN THE CITY LIMITS OF JONESTOWN, TEXAS.
- 3) NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO A CENTRALIZED WATER DISTRIBUTION SYSTEM. WATER SERVICE FOR THIS PROPERTY WILL BE PROVIDED BY JONESTOWN WATER SUPPLY CORPORATION.
- 4) SEWER SERVICE FOR THIS PROPERTY WILL BE PROVIDED BY ON-SITE SEWAGE FACILITIES.
- 5) THE SUBJECT PROPERTY SHOWN HEREON DOES NOT LIE WITHIN THE EDWARD AQUIFER RECHARGE ZONE.
- 6) THE BASIS OF BEARINGS FOR THIS SURVEY IS THE TEXAS COORDINATE SYSTEM CENTRAL TEXAS ZONE NAD83.
- 7) THE SUBJECT PROPERTY SHOWN HEREON IS LOCATED IN ZONE "X" (UNSHADED). NO PORTION OF THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN THE LIMITS OF A FLOOD HAZARD AREA OR WITHIN THE LIMITS OF THE 100 YEAR FLOOD PLAIN AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FEDERAL INSURANCE ADMINISTRATION, AS SHOWN ON MAP NO. 48453C0210J, COMMUNITY NO. 481597 0210 J, DATED JANUARY 22, 2020. ZONE DETERMINATION WAS DONE BY GRAPHIC PLOTTING FROM THE FEMA MAP. SURVEYOR DOES NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.
- 8) THIS SUBDIVISION IS SUBJECT TO ALL GENERAL NOTES AND RESTRICTIONS APPEARING ON THE PLAT OF JONESTOWN HILLS, UNIT NO. 2 FOR LOTS 69, 70, 71, & 72. RECORDED IN VOLUME 13, PAGE 5, PLAT RECORDS OF TRAVIS COUNTY, TEXAS.
- 9) BUILDING SETBACK LINES SHALL COMPLY WITH THE CURRENT ZONING ORDINANCE AT THE TIME OF DEVELOPMENT.

LCRA NOTES:

1. ALL PROPERTY HEREIN IS SUBJECT TO THE LOWER COLORADO RIVER AUTHORITY'S HIGHLAND LAKES WATERSHED ORDINANCE. WRITTEN NOTIFICATION AND/OR PERMITS ARE REQUIRED PRIOR TO COMMENCING ANY DEVELOPMENT ACTIVITIES. CONTACT LCRA WATERSHED MANAGEMENT AT 1-800-776-5272, EXTENSION 2324 FOR MORE INFORMATION.
2. EACH AND EVERY ON-SITE SEWAGE FACILITY INSTALLED WITHIN THIS SUBDIVISION MUST BE PERMITTED, INSPECTED AND APPROVED FOR OPERATION UNDER THOSE TERMS, STANDARDS AND REQUIREMENTS OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY AND LOWER COLORADO RIVER AUTHORITY AS ARE IN EFFECT AT THE TIME SUCH APPLICATIONS FOR PERMITS ARE MADE. THESE LOTS MAY REQUIRE PROFESSIONALLY DESIGNED WASTEWATER DISPOSAL SYSTEMS DUE TO TOPOGRAPHICAL, GEOLOGICAL, AND WATER WELL CONSIDERATIONS.

I, EDWARD C. RUMSEY, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING, AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEYING PORTIONS OF CITY OF JONESTOWN LAND DEVELOPMENT CODE, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, AND WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE PROPERTY MADE UNDER MY DIRECTION AND SUPERVISION.

EDWARD C. RUMSEY R.P.L.S. # 5729
9020 ANDERSON MILL ROAD
AUSTIN, TEXAS 78729
REF# A0705522



09/28/2022
DATE

STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

THAT WE, MATTHEW MILES DELAHOUSAYE AND MONICA DELAHOUSAYE WOFFORD, BEING THE OWNERS OF LOTS 69, 70, 71, & 72, BLOCK A, JONESTOWN HILLS, UNIT NO. 2, A SUBDIVISION RECORDED IN VOLUME 13, PAGE 5, PLAT RECORDS OF TRAVIS COUNTY, TEXAS, BEING THE SAME PROPERTY CONVEYED IN DOCUMENT NO. 2022119736, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND SAID SUBDIVISION HAVING BEEN APPROVED FOR RESUBDIVISION PURSUANT TO THE PUBLIC NOTIFICATION AND HEARING PROVISIONS OF CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE, DO HEREBY RESUBDIVIDE SAID LOTS 69, 70, 71, & 72, IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE KNOWN AS:

"AMENDED PLAT OF LOTS 69, 70, 71, & 72, BLOCK A, JONESTOWN HILLS, UNIT NO. 2"

AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS THE ____ DAY OF _____, 20__ A.D.

MATTHEW MILES DELAHOUSAYE
4324 WESTNO WAY
JONESTOWN, TEXAS 78641

MONICA DELAHOUSAYE WOFFORD
4324 WESTNO WAY
JONESTOWN, TEXAS 78641

STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MATTHEW MILES DELAHOUSAYE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEALED IN MY OFFICE, THIS THE ____ DAY OF _____, 20__ A.D.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME

MY COMMISSION EXPIRES

STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MONICA DELAHOUSAYE WOFFORD, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEALED IN MY OFFICE, THIS THE ____ DAY OF _____, 20__ A.D.

NOTARY PUBLIC, STATE OF TEXAS

PRINTED NAME

MY COMMISSION EXPIRES

WE, THE CITY COUNCIL FOR THE CITY OF JONESTOWN, TEXAS DO HEREBY CERTIFY THIS PLAT IS APPROVED FOR FILING OF RECORD BY THE COUNTY CLERK OF TRAVIS COUNTY, TEXAS.

PAUL JOHNSON, MAYOR
CITY OF JONESTOWN

DATE

ATTEST:
BELINDA GAYTON, CITY SECRETARY
CITY OF JONESTOWN

DATE

WE, THE PLANNING AND ZONING COMMISSION FOR THE CITY OF JONESTOWN, TEXAS, DO HEREBY CERTIFY THIS PLAT IS APPROVED FOR FILING OF RECORD BY THE COUNTY CLERK OF TRAVIS COUNTY, TEXAS.

CHAIRPERSON,
PLANNING AND ZONING COMMISSION
CITY OF JONESTOWN

DATE

STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

I, REBECCA GURRERO, CLERK OF TRAVIS COUNTY, TEXAS DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS

FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF _____, 20__ A.D. AT

____ O'CLOCK ____ M., DULY RECORDED ON THE ____ DAY OF

____, 20__ A.D. AT ____ O'CLOCK ____ M., OF SAID

COUNTY AND THE STATE IN DOCUMENT NUMBER _____ OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS ____ DAY OF

____, 20__ A.D.

REBECCA GURRERO, COUNTY CLERK
TRAVIS COUNTY, TEXAS.

DEPUTY

ALLSTAR
Land
Surveying

9020 ANDERSON MILL RD
AUSTIN, TEXAS 78729
(512) 249-8149 PHONE
(512) 331-5217 FAX
TBPELS FIRM NO. 10135000

SCALE: 1" = 20'

BEGIN DATE: 08/04/2022

DRAWN BY: DAMIAN SMITH

JOB NO.: A0705522

REVISED DATE: 09/28/2022

AMENDED PLAT OF
LOTS 69, 70, 71 & 72, BLOCK A
JONESTOWN HILLS, UNIT NO. 2
BEING ALL OF THOSE CERTAIN LOTS 69, 70, 71, & 72 BLOCK A,
JONESTOWN HILLS, UNIT NO. 2

RECORDED IN VOLUME 13, PAGE 5, PLAT RECORDS,
TRAVIS COUNTY, TEXAS; CONVEYED TO MATTHEW MILES DELAHOUSAYE AND
MONICA DELAHOUSAYE WOFFORD IN DOC. NO. 2022119736,
OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

F.I.R.M. MAP INFORMATION

THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD
PLAIN AND HAS A ZONE "X" RATING AS SHOWN
ON THE FLOOD INSURANCE RATE MAPS
F.I.R.M. MAP NO.: 48453C0210J
DATE: 01/22/2020

THIS CERTIFICATION IS FOR INSURANCE PURPOSES ONLY
AND IS NOT A GUARANTEE THAT THIS PROPERTY WILL OR
WILL NOT FLOOD. CONTACT YOUR LOCAL FLOOD PLAIN
ADMINISTRATOR FOR THE CURRENT STATUS OF THIS
TRACT.

SHEET

2

OF 2

CASE NUMBER - 22-P-314-P

LEGEND

- 1/2" ROD FOUND
- 1/2" ROD W/CAP SET 'ALLSTAR 5729'
- MAO NAIL SET
- CHAIN LINK FENCE
- WOOD FENCE
- PUE PUBLIC UTILITY ESMT
- () RECORD INFORMATION
- UTILITY POLE
- OH OVERHEAD UTILITY LINE(S)
- PROFANE TANK
- ON INSIDE OF SUBJECT BOUNDARY
- OFF OUTSIDE OF SUBJECT BOUNDARY
- TREE
- (M) MULTI-STEMMED TREE
- (P) PROTECTED TREE (OVER 19")
- (H) HERITAGE TREE (OVER 24")

LOT 68A
AMENDED PLAT OF LOTS
68 & 73, BLOCK A,
JONESTOWN HILLS UNIT NO. 2
(DOC# 200400140)

LOTS 69,
70, 71, & 72
BLOCK A

LOT 50-A
REPLAT OF LOT 50 & 51, BLOCK B,
JONESTOWN HILLS UNIT NO. 2 &
LOT 52-A, REPLAT OF LOTS 52 & 53, BLOCK B,
JONESTOWN HILLS UNIT NO. 2
(DOC# 201300026)

RESTRICTIONS

SUBJECT TO RESTRICTIONS RECORDED IN VOL. 2503, PG. 461, VOL. 2838, PG. 48, VOL. 3102, PG. 2032, VOL. 9491, PG. 289, AND AS STATED ON THE PLAT RECORDED IN VOL. 13, PG. 5. SUBJECT TO EASEMENTS AS STATED ON THE PLAT RECORDED IN VOL. 13, PG. 5. (SHOWN) SUBJECT TO EASEMENTS RECORDED IN VOL. 575, PG. 631. (BLANKET-TYPE) SUBJECT TO EASEMENTS RECORDED IN VOL. 575, PG. 631. (BLANKET-TYPE) SUBJECT TO EASEMENTS RECORDED IN VOL. 821, PG. 437. SUBJECT TO EASEMENTS RECORDED IN VOL. 5995, PG. 1448. (UNABLE TO LOCATE)

LEGAL DESCRIPTION

LOTS 69, 70, 71, & 72, BLOCK A, JONESTOWN HILLS UNIT NO. 2, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 13, PAGE 5, PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

NOTICE

BEFORE DESIGN BEGINS ON THE SUBJECT PROPERTY THE OWNER SHOULD CHECK THE LOCAL GOVERNING AUTHORITIES ABOUT BUILDING SETBACKS AND OTHER BUILDING REQUIREMENTS.

BEARING BASIS:
BEARINGS ARE GRID NORTH BASED ON THE TEXAS COORDINATE SYSTEM CENTRAL TEXAS ZONE (4203) NAD83 HARN HORIZONTAL CONTROL.

TREE LIST

(1)	19.25' LIVE OAK (P)
(2)	28.5' LIVE OAK (H)
(3)	13' LIVE OAK
(4)	21' LIVE OAK (P)
(5)	12.25' LIVE OAK
(6)	18' LIVE OAK
(7)	12' CEDAR ELM
(8)	9.5' CEDAR ELM
(9)	18.5' CEDAR ELM (0.0)
(10)	2.25' CEDAR ELM
(11)	11' CHINABERRY (0.0)
(12)	13.5' CHINABERRY (0.0)
(13)	19' LIVE OAK (0.0) (P)
(14)	21' LIVE OAK (P)
(15)	17.75' LIVE OAK
(16)	14.25' LIVE OAK
(17)	8.75' LIVE OAK
(18)	15.25' LIVE OAK
(19)	15.25' LIVE OAK
(20)	16.75' LIVE OAK
(21)	15.5' LIVE OAK (0.0)
(22)	17' LIVE OAK
(23)	20.5' LIVE OAK (P)
(24)	10' CEDAR ELM
(25)	11.75' CEDAR ELM
(26)	11.38' CEDAR ELM (0.0)

TEMPORARY BENCHMARK (TBM)
IS TOP OF MAGNAIL SET
ELEVATION = 813.39
NAVD 1988 DATUM

ADDRESS

MATTHEW MILES DELAHOUSSEY and
MONICA DELAHOUSSEY WOFFORD
10702 LAUREL LANE
JONESTOWN, TRAVIS COUNTY, TEXAS

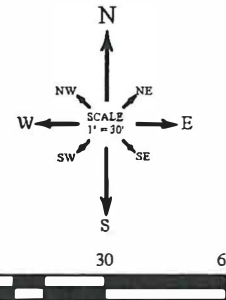
F.I.R.M. MAP INFORMATION

THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN, AND HAS A ZONE "X" RATING AS SHOWN ON THE FLOOD INSURANCE RATE MAPS F.I.R.M. MAP NO. 48453C02101 PANEL: 02101 DATED: 01/22/2020

ALLSTAR
Land surveying
9020 ANDERSON MILL RD
AUSTIN, TEXAS 78729
(512) 249-8149 PHONE
(512) 331-5217 FAX
TBP#LS FORM 120 10150000

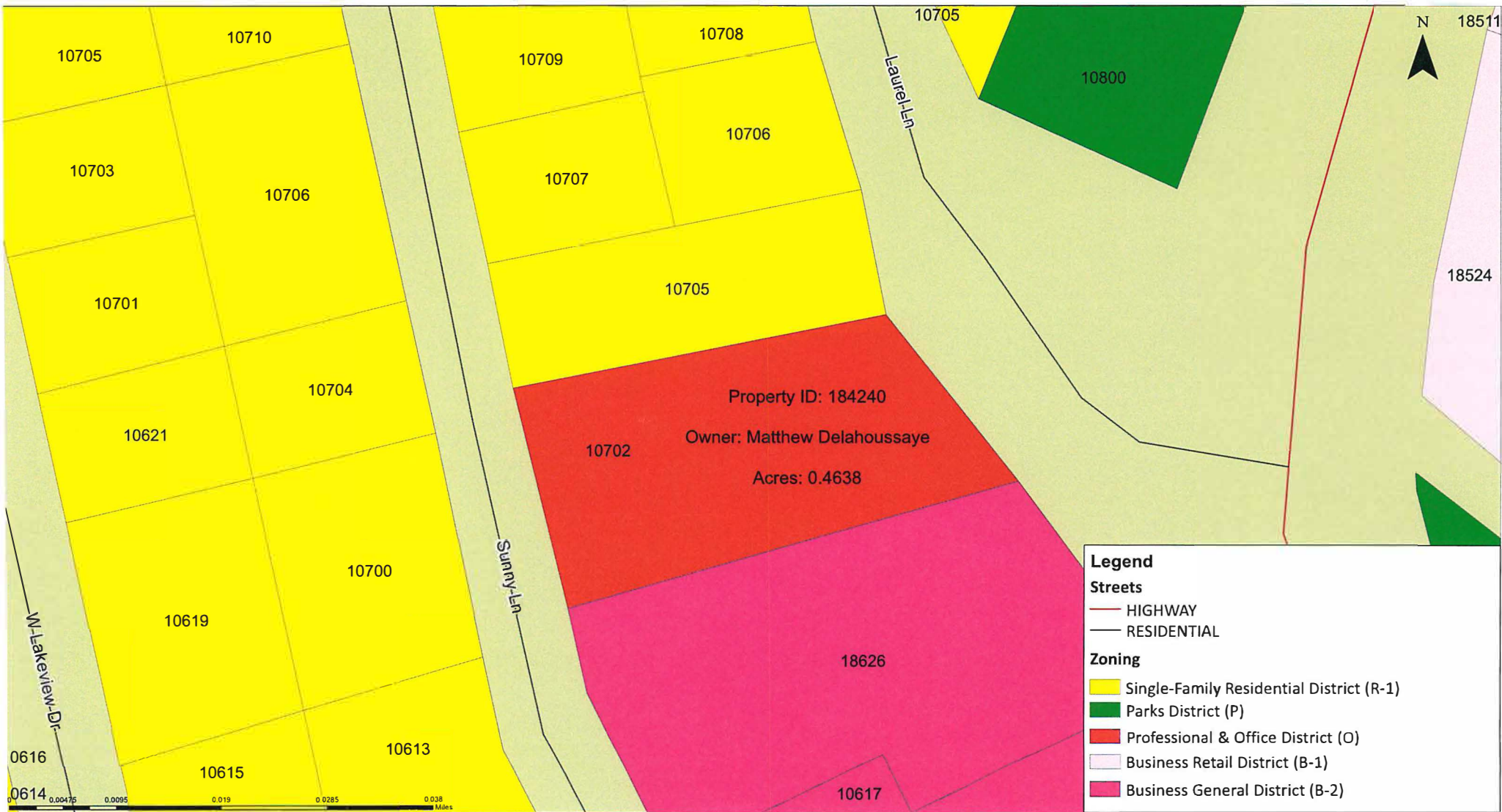
THIS CERTIFICATION IS FOR DISTANCE PURPOSES ONLY AND IS NOT A GUARANTEE THAT THIS PROPERTY WILL OR WILL NOT FLOOD. CONTACT YOUR LOCAL FLOOD PLAIN ADMINISTRATOR FOR THE CURRENT STATUS OF THIS TRACT.

SURVEY DATE:	AUGUST 2, 2022	FIELD BY:	JACOB STINE	07/16/2022
TITLE CO.:	AUSTIN TITLE COMPANY	CALC. BY:	DAVID BAK	08/02/2022
G.F. NO.:	ATA-41-1706802200289	DRAWN BY:	JUSTIN FISK	07/29/2022
JOB NO.:	A0705522 - A0731605	UPDATE BY:	DAMIAN SMITH	08/02/2022
		RPLS CHECK:	EDWARD RUMSEY	08/02/2022



TO THE LIEN HOLDER AND / OR OWNERS OF THE PREMISES SURVEYED AND TO
AUSTIN TITLE COMPANY
I DO HEREBY CERTIFY THAT THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1A, CONDITION 2, LAND TITLE SURVEY. EASEMENTS MAY NOT BE SHOWN IF THE SURVEYOR WAS NOT PROVIDED A COPY OF THE EASEMENT. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE.

10702 Laurel Ln Rezone (O to B2)



GENERAL INFO

ACCOUNT

Property ID: 184240
Geographic ID: 0188580205
Type: R
Zoning: O
Agent:
Legal Description: LOT 69-72 BLK A JONESTOWN HILLS UNIT 2
Property Use: 1

OWNER

Name: DELAHOUSSAYE MATTHEW MILES &
Secondary Name:
Mailing Address: 4324 Westino Way Leander TX 78641-3744
Owner ID: 1946809
% Ownership: 100.00
Exemptions: HS - Homestead

LOCATION

Address: 10702 LAUREL LN JONESTOWN TX 78645
Market Area:
Market Area CD: NW3
Map ID: 018357

PROTEST

Protest Status:
Informal Date:
Formal Date:

VALUES

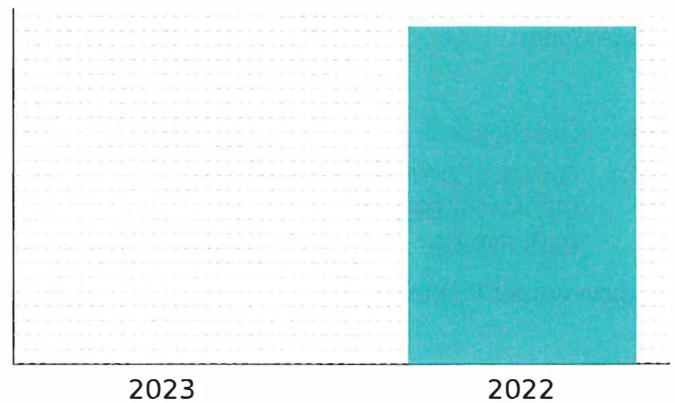
CURRENT VALUES

Land Homesite: \$19,040
Land Non-Homesite: \$0
Special Use Land Market: \$0
Total Land: \$19,040

Improvement Homesite: \$97,696
Improvement Non-Homesite: \$0
Total Improvement: \$97,696

Market: \$116,736
Special Use Exclusion (-): \$0
Appraised: \$116,736
Value Limitation Adjustment (-): \$25,361
Net Appraised: \$91,375

VALUE HISTORY



Values for the current year are preliminary and are subject to change.

VALUE HISTORY

Year	Land Market	Improvement	Special Use Exclusion	Appraised	Value Limitation Adj (-)	Net Appraised
2023	N/A	N/A	N/A	N/A	N/A	N/A
2022	\$19,040	\$97,696	\$0	\$116,736	\$25,361	\$91,375

TAXING UNITS

Unit	Description	Tax Rate	Net Appraised	Taxable Value
03	TRAVIS COUNTY	0.357365	\$91,375	\$73,100
0A	TRAVIS CENTRAL APP DIST	0.000000	\$91,375	\$91,375
1B	TRAVIS CO ESD NO 7	0.100000	\$91,375	\$91,375
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.111814	\$91,375	\$73,100
41	TRAVIS CO ESD NO 1	0.100000	\$91,375	\$91,375
50	CITY OF JONESTOWN	0.518800	\$91,375	\$73,100
68	AUSTIN COMM COLL DIST	0.104800	\$91,375	\$86,375
69	LEANDER ISD	1.337000	\$91,375	\$51,375

DO NOT PAY FROM THIS ESTIMATE. This is only an estimate provided for informational purposes and may not include any special assessments that may also be collected. Please contact the tax office for actual amounts.

IMPROVEMENT

Improvement #1: **01 SFR COMM** Improvement Value: **\$95,571** Main Area: **1,072**
State Code: **A1** Gross Building Area: **1,858**

Type	Description	Class CD	Exterior Wall	Number of Units	EFF Year Built	Year	SQFT
1ST	1st Floor	WW		0	1960	1960	1,072
061C	CARPORT ATT 1ST COMM	WW		0	1960	1960	664
581C	STORAGE ATT COMM	WW		0	1960	1960	120
522C	FIREPLACE COMM	WW		0	1960	1960	1
251	BATHROOM	WW		0	1960	1960	1

Improvement Features

1ST Floor Factor: 1ST, Grade Factor: A, Shape Factor: L

Improvement #2: **Detail Only** Improvement Value: **\$2,125** Main Area: **0**
State Code: **A1** Gross Building Area: **402**

Type	Description	Class CD	Exterior Wall	Number of Units	EFF Year Built	Year	SQFT
031C	GARAGE DET 1ST COMM	WW		0	1981	1981	400
579	STORAGE DET FV	F-V		1	1981	1981	1
531	OBS FENCE	CAA		1	1981	1981	1

Improvement Features

LAND

Land	Description	Acres	SQFT	Cost per SQFT	Market Value	Special Use Value
LAND	Land	0.4638	20,203.86	\$0.94	\$19,040	\$0

DEED HISTORY

Deed Date	Type	Description	Grantor/Seller	Grantee/Buyer	Book ID	Volume	Page	Instrument
7/7/22	SW	SPECIAL WARRANTY	MCCASKILL JOEL R	DELAHOUSSEY MATTHEW MILES &				2022119736
8/24/05	WD	WARRANTY DEED	PULLIAM MARTHA A	MCCASKILL JOEL R				2005175718 TR

Deed Date	Type	Description	Grantor(s)	Grantee(s)	Book ID	Volume	Page	Instrument
6/12/98	WD	WARRANTY DEED	PULLIAM MARTHA A LIFE	PULLIAM MARTHA A		13205	01214	
9/9/97	MS	MISCELLANEOUS	PULLIAM JOHN W & MARTHA A LIFE	PULLIAM MARTHA A LIFE		00000	00000	
6/26/96	WD	WARRANTY DEED	PULLIAM JOHN W & MARTHA A	PULLIAM JOHN W & MARTHA A LIFE		12757	00644	
6/26/96	WD	WARRANTY DEED		PULLIAM JOHN W & MARTHA A		12728	01615	



Rebecca Guerrero, County Clerk
Travis County, Texas

Jul 11, 2022 12:51 PM Fee: \$34.00

2022119736

Electronically Recorded

AUSTIN TITLE COMPANY

GF# 1706602200289-661

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

SPECIAL WARRANTY DEED

STATE OF TEXAS

COUNTY OF TRAVIS

Date: JULY 7, 2022

Grantor: **JOEL R. MCCASKILL and wife, MARTHA KARLSON**

Grantee: **MATTHEW MILES DELAHOUSSEY and MONICA DELAHOUSSEY
WOFFORD**

Address: 4324 Westino Way
Leander, TX 78641
Williamson County

Consideration:

The sum of Ten and No/100 Dollars (\$10.00) and other good and valuable cash consideration in hand paid by Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged, and for the payment of which no lien, express or implied, is retained against the Property.

Property (including any improvements):

Lots 69, 70, 71 and 72, Block A, JONESTOWN HILLS, UNIT NO. 2, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 13, Page 5, Plat Records of Travis County, Texas.

Reservations from and Exceptions to Conveyance and Warranty:

This conveyance is made and accepted subject to the following matters, to the extent same are in effect at this time: (i) any and all restrictions, covenants, conditions and easements, if any, relating to the Property, but only to the extent they are still in effect, and shown of record in

the hereinabove mentioned county and state; (ii) all encroachments of buildings, fences, utility lines or other improvements upon the Property or into building setback lines that a visual inspection or survey of the Property would reveal; and (iii) to all zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any, but only to the extent that they are still in effect and relating to the Property.

Grantor, for the consideration and subject to the reservations from and exceptions to the conveyance and warranty set forth above, has GRANTED, SOLD AND CONVEYED and does hereby GRANT, SELL AND CONVEY to Grantee the Property, together with all and singular the improvements located thereon and all rights and appurtenances pertaining thereto, including all right, title and interest of Grantor in and to adjacent streets, alleys, rights-of-way, roadways, strips and gores, easements and in the ground utilities. TO HAVE AND TO HOLD the Property to Grantee, Grantee's heirs, executors, administrators, legal representatives, successors and assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, legal representatives, successors and assigns to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, executors, administrators, legal representatives, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under Grantor but not otherwise; and except as to the reservations from and exceptions to conveyance and warranty set forth above.

Whenever the content of this Deed so requires, the singular shall include the plural, the plural shall include the singular and any gender shall include all other genders. Taxes for 2022 and subsequent years having been prorated, payment thereof is assumed by Grantee.

[Signature Page Follows Immediately]

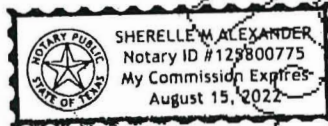
GRANTOR:

Joel R. McCaskill
JOEL R. MCCASKILL

Martha Karlson
MARTHA KARLSON

STATE OF Texas §
COUNTY OF Texas §

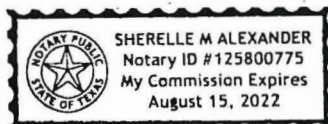
This instrument was acknowledged before me on ^{July} ~~JUNE~~ 7, 2022, by JOEL R. MCCASKILL.



[Signature]
Notary Public, State of TX

STATE OF Texas §
COUNTY OF Texas §

This instrument was acknowledged before me on ^{July} ~~JUNE~~ 7, 2022, by MARTHA KARLSON.



[Signature]
Notary Public, State of TX

AFTER RECORDING RETURN TO:

Notice of Public Hearing

Notice is hereby given that the City of Jonestown Planning and Zoning Commission and City Council will hold public hearings to receive citizen input and consider action on the following:

Zoning: Request by Matthew Delahoussaye for a zoning classification change, in accordance with Chapter 14: Zoning Code, Section 14.02.146 (b) Amendments, of the City of Jonestown Code of Ordinances, for a zoning change from Professional and Office District "O" to Business-general Commercial District "B-2" for .4638 acres of property located at 10702 Laurel Lane, Lot 69-72 Block A, Jonestown Hills Unit 2, Jonestown, Texas.

Preliminary Plat: Request by The Hollows on Lake Travis, LLC, being the owners of 154.689 acres of land located in the J.F. Carlton Survey No. 102, Abstract No. 2511, in Travis County, Texas, described by Deed of Record in Document No. 2018024745 Official Public Records, Travis County, Texas, for approval of a Preliminary Plat to subdivide 45.92 acres of land to be known as "The Hollows (The Destination on Lake Travis)" into forty-six (46) single family lots and six (6) nonresidential lots, located off Destination Way, Jonestown, Texas.

Final Plat: Request by The Hollows on Lake Travis, LLC, being the owners of 154.689 acres of land located in the J.F. Carlton Survey No. 102, Abstract No. 2511, in Travis County Texas, described by Deed of Record in Document Number 2018024745 Official Public Records, Travis County, Texas, for a final plat approval to subdivide 38.701 acres of land to be known as "The Hollows Sanctuary South Phase 2" into fifty-eight (58) single family lots and seven (7) nonresidential lots with public right of way, located entirely within Tract D off Destination Way, Jonestown TX.

Replat: Request by Ryan and Melissa Miller for a re-subdivision of 24.40 acres of land out of Tract (Lot) 34, Panoramic Hills Subdivision, a subdivision in Travis County, Texas, according to plat or map thereof as recorded in Volume 38, Page 50 of the plat records of Travis County, Texas, being the same property described in instrument of record in Document Nos. 2005105410 and 2017080599 in the official public records of Travis County, Texas.

The public hearing before the Planning and Zoning Commission will be held on Thursday, October 6, 2022, at 7:30 p.m. The public hearing before the City Council will be held on Thursday, October 13, 2022, at 6:30 p.m. Both public hearings will be held at the City of Jonestown City Council Chamber, 18649 FM 1431, Suite 3A, Jonestown, Texas.

Information concerning these requests are available for viewing at Jonestown City Hall, 18649 FM 1431, Suite 4-A, during the hours of 8:00 a.m. to 5:00 p.m., Monday through Friday. You may call 512-267-0359 or e-mail ciolly@jonestowntx.gov for more information.

Certification of Mailing

I hereby certify that I have notified the below listed property owners of the public hearing concerning the development request described in the attached public notice. This notice is in accordance with the Local Government Code, §211.007(c) and the City of Jonestown Code of Ordinances.

Myron J. Wilson
Signature

9/15/2022
Date of mailing

First Name	Last Name	Mailing Address	M City	M State	M Zip	Legal Description	Geo ID/Parcel Number	Property Address	P City	P State	P Zip	Property ID
Jonestown Investments Inc		18638 FM 1431	Jonestown	TX	78645	Lot 43-46 & Lot 55-59 Blk B Jonestown Hills Unit 2 (Total 1.493 Ac)	188580213	18638 FM 1431	Jonestown	TX	78645	184247
City of Jonestown		18649 FM 1431 STE 4A	Jonestown	TX	78645	Lot 85-87 Blk A Jonestown Hills Unit 2 (Swimming Pool)	188580302	10800 Ridgeway	Jonestown	TX	78645	184271
Brittanie	Magaw	21705 Crystal Way	Lago Vista	TX	78645	Lot 50 Blk A Jonestown Hills Unit 2	188580103	10710 Sunny Ln	Jonestown	TX	78645	184199
Lion Stroll Enterprises LLC		PO Box 461	Leander	TX	78646	Lot 26 Blk B Jonestown Hills Unit 2	188580133	10615 Lakeview Dr	Jonestown	TX	78645	184228
Thea	Eaton	10707 Sunny Ln	Jonestown	TX	78645	Lot 67 Blk A Jonestown Hills Unit 2	188580234	10707 Sunny Ln	Jonestown	TX	78645	184266
Jose Miguel	Mercado	10705 Sunny Ln	Jonestown	TX	78645	Lot 68A Blk A Jonestown Hills Unit 2 Amended Plat Of Lots 68&73	188580240	10705 Sunny Ln	Jonestown	TX	78645	584355
Michael & Patricia	Spencer	10611 W Lakeview Dr	Jonestown	TX	78645	Lot 24 Blk B Jonestown Hills Unit 2	188580131	10611 Lakeview Dr	Jonestown	TX	78645	184226
Jeff	Erickson	10701 W Lakeview Dr	Jonestown	TX	78645	Lot 41 Blk A Jonestown Hills Unit 2	188580137	10701 Lakeview Dr	Jonestown	TX	78645	184232

Certification of Mailing

Christopher	Brown	10613 Sunny Ln	Jonestown	TX	78645	Lot 47 Blk B Jonestown Hills Unit 2	188580226	10613 Sunny Ln	Jonestown	TX	78645	184260
Matthew	Delahoussaye	4324 Westino Way	Leander	TX	78641	Lot 69-72 Blk A Jonestown Hills Unit 2	188580205	10702 Laurel Ln	Jonestown	TX	78645	184240
Kermit	Belzer	PO Box 4452	Lago Vista	TX	78645	Lot 54 Blk B Jonestown Hills Unit 2	188580209	18630 FM 1431	Jonestown	TX	78645	184243
EAJ INC		PO Box 5158	Jonestown	TX	78645	Abs 187 Sur 604 Collier J A Acr 0.2782	188581348	18524 Plaza Way	Jonestown	TX	78645	812907
Nancy & Theodore	Ruff	10707 Laurel Ln	Jonestown	TX	78645	Lot 83 Blk A Jonestown Hills Unit 2	188580307	10707 Laurel Ln	Jonestown	TX	78645	476195
Gatlin	Schwin	10708 Laurel Ln	Jonestown	TX	78645	Lot 76 * & N53.60' Av Of Lot 75 Blk A Jonestown Hills Unit 2	188580201	10708 Laurel Ln	Jonestown	TX	78645	184237
Lula	Bosley	608 Parkhaven Dr	Mesquite	TX	75149	Lot 48 & 49 Blk A Jonestown Hills Unit 2	188580105	10706 Sunny Ln	Jonestown	TX	78645	184201
Mark	Alger	18208 Travis Dr	Jonestown	TX	78645	Lot 74 * & S 6' Of Lot 75 Blk A Jonestown Hills Unit 2	188580203	10706 Laurel Ln	Jonestown	TX	78645	184238
Wyndon	Evans	10709 Sunny Ln	Jonestown	TX	78645	Lot 66 Blk A Jonestown Hills Unit 2	188580235	10709 Sunny Ln	Jonestown	TX	78645	184267
Curtis	Janto	10703 W Lakeview Dr	Jonestown	TX	78645	Lot 40 Blk A Jonestown Hills Unit 2	188580138	10703 Lakeview Dr	Jonestown	TX	78645	184233
Miranda	Sterling	10621 W Lakeview Dr	Jonestown	TX	78645	Lot 42 Blk A Jonestown Hills Unit 2	188580136	10621 Lakeview Dr	Jonestown	TX	78645	184231
Gertrude Alma	Davis	1909 W Saint Johns Ave	Austin	TX	78757	Lot 65 Blk A Jonestown Hills Unit 2	188580236	10711 Sunny Ln	Jonestown	TX	78645	184268
Arthur	Brown	150 FM 382	Ovalo	TX	79541	Lot 30 Blk B Jonestown Hills Unit 2	188580112	10614 Sunny Ln	Jonestown	TX	78645	184207
John	Loughran	12804 Bancroft Woods Cove	Austin	TX	78729	Lot 47 Blk A Jonestown Hills Unit 2	188580106	10704 Sunny Ln	Jonestown	TX	78645	184202
Mary	Wilcher	10616 Sunny Ln	Jonestown	TX	78645	Lot 28 & 29 Blk B Jonestown Hills Unit 2	188580111	10616 Sunny Ln	Jonestown	TX	78645	184206

Certification of Mailing

John	Parker	10619 W Lakeview Dr	Jonestown	TX	78645	Lot 43 & 44 Blk A Jonestown Hills Unit 2	188580135	10619 W Lakeview Dr	Jonestown	TX	78645	184230
Hapa Family Investments LLC		112 Morning Quail Dr	Jarrell	TX	76537	Lot 49 Blk B Jonestown Hills Unit 2	188580228	10617 Sunny Ln	Jonestown	TX	78645	184262
18626 FM 1431 LLC		13809 Research Blvd Ste 500	Austin	TX	78750	Lot 50-A Jonestown Hills Unit 2 Replat Of Lots 50&51 Blk B & Lot 52-A Replat Lot 52 & 53 Blk B Jonestown Hills Unit 2	188580241	18626 FM 1431	Jonestown	TX	78645	829302

**City of Jonestown,
Texas**

AGENDA REPORT

Meeting Date: October 6, 2022

Agenda Item Number:

6

(City Secretary's Use Only)

Department: Development Services

Prepared by: Cynthia Jolly

Budgeted Amount: \$ 0

Date Prepared: September 21, 2021

Exhibits Preliminary Plat

City Engineer's Compliance Letter

Legal Notice/Certificate of mailing

Subject

Request approval for a "Preliminary Plat" for the "The Destination on Lake Travis" off Destination Way, submitted by The Hollows on Lake Travis LLC (THOLT).

Recommendation

Consider, discuss, and take any action necessary regarding a request by The Hollows on Lake Travis, LLC, being the owners of 154.689 acres of land located in the J.F. Carlton Survey No. 102, Abstract No. 2511, in Travis County, Texas, described by Deed of Record in Document No. 2018024745 Official Public Records, Travis County, Texas, for approval of a Preliminary Plat to subdivide 45.92 acres of land to be known as "The Hollows (The Destination on Lake Travis)" into forty-six (46) single family lots and six (6) nonresidential lots, located off Destination Way, Jonestown, Texas.

Discussion

City staff and City Engineer have reviewed the Preliminary Plat and the City Engineer's review comments are attached. A notice of public hearing was published on September 15, 2022, and letters were mailed to neighboring properties (copies attached).

Approval By

Signature

Date

Department Head

C. Jolly

9/21/22

City Administrator

[Signature]

9/22/22

September 21, 2022

Cynthia Jolly
Development Services Coordinator
City of Jonestown
P.O. Box 5023
Jonestown, Texas 78645

Re: The Hollows – Destination on Lake Travis
Project #22-P-315-P
Preliminary Plat Submittal #2

Dear Ms. Jolly:

We have performed a review of the above referenced Preliminary Plat in accordance with the Jonestown, Texas Subdivision Ordinance Chapters 10 and 14. The following items must be addressed by either complying with the referenced ordinance or obtaining a variance.

All comments have been addressed and the plat appears to be in compliance with the Ordinance. We recommend the plat for approval.

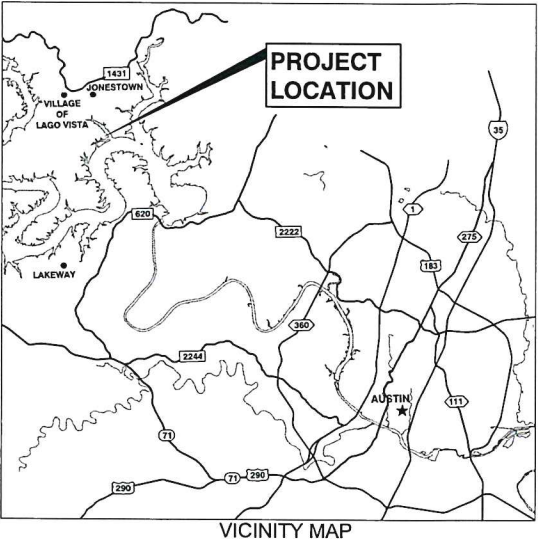
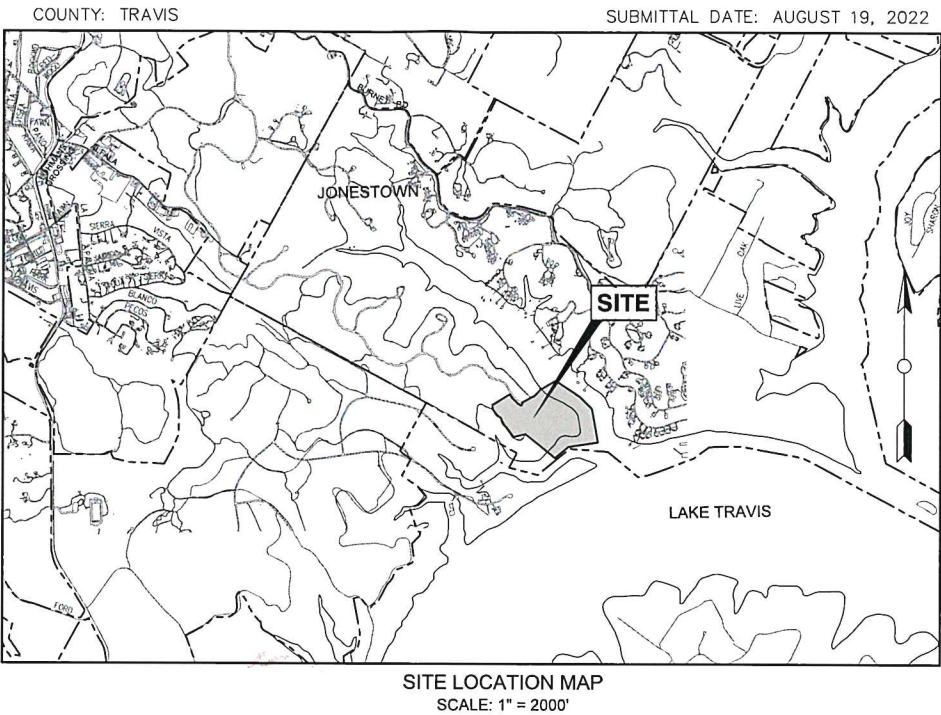
This completes our review comments on the referenced subdivision. Please call if you should have any questions regarding this review.

Sincerely,

A handwritten signature in blue ink, appearing to read "A.J. Girondo III", with a stylized flourish at the end.

A.J. Girondo III, P.E.
AJG/s

THE HOLLOWS (THE DESTINATION ON LAKE TRAVIS) JONESTOWN PRELIMINARY PLAT



APPROVED BY:

CITY COUNCIL

DATE

PLANNING & ZONING COMMISSION

DATE

OWNER/DEVELOPER:

THE HOLLOWS AT LAKE TRAVIS, LLC
6310 LEMMON AVENUE, SUITE 200
DALLAS, TEXAS 75209
(512) 796-6601

ENGINEER:

MOODY ENGINEERING INC.
9225 BEE CAVES ROAD,
BLDG A, SUITE 200
AUSTIN, TEXAS 78733
PHONE: (512) 502-8333
OR (800) 821-9112

SURVEY BY:

4WARD LAND SURVEYING
4120 FREIDRICH LN
AUSTIN, TEXAS 78744
(512) 537-2384

SUBMITTED BY:

ALAN PUTNAM, P.E.
MOODY ENGINEERING INC.
TBPE NO. F-18320

DATE

THIS DOCUMENT IS BEING
RELEASED FOR THE PURPOSE
OF INTERIM REVIEW ONLY
UNDER THE AUTHORITY OF

ALAN A. PUTNAM, P.E.
#144152

IT IS NOT TO BE USED FOR
CONSTRUCTION, BIDDING OR
PERMITTING PURPOSES

ENGINEER'S CERTIFICATION

I, ALAN PUTNAM, LICENSED PROFESSIONAL ENGINEER, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAN IS FEASIBLE FROM AN ENGINEERING STANDPOINT, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. A PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD PLAIN OF ANY WATERWAY THAT IS WITHIN THE LIMITS OF THE STUDY OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM PANEL NO. 48453C0205J, DATED JANUARY 22, 2020 FOR TRAVIS COUNTY.

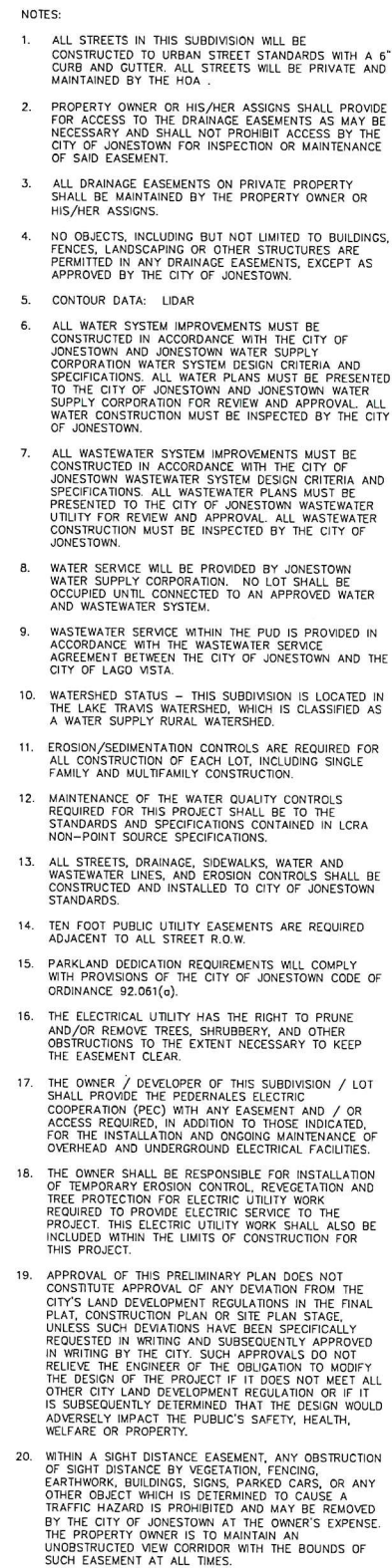
SHEET INDEX

SHEET NO.	DESCRIPTION
PRELIMINARY PLAN SHEETS	
1	COVER SHEET
2	OVERALL PRELIMINARY PLAT
3	PRELIMINARY PLAT SHEET 1 OF 4
4	PRELIMINARY PLAT SHEET 2 OF 4
5	PRELIMINARY PLAT SHEET 3 OF 4
6	PRELIMINARY PLAT SHEET 4 OF 4
7	TREE MITIGATION SHEET 1 OF 2
8	TREE MITIGATION SHEET 2 OF 2
9	PROPOSED DRAINAGE AREA MAP



MOODY ENGINEERING INC
TBPE FIRM REG. NO. F-18320
9225 BEE CAVES ROAD, BLDG A, SUITE 200
AUSTIN, TEXAS 78733
PHONE: (512) 502-8333 or (800) 821-9112

PRELIMINARY PLAT ONLY
NOT FOR RECORDATION



THIS DOCUMENT IS BEING
RELEASED FOR THE PURPOSE
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ALAN A. PUTNAM, P.E.
#144152

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PERMITTING PURPOSES

20/09/2022

THE DESTINATION ON LAKE TRAVIS
PRELIMINARY PLAN
JONESTOWN, TX.
OVERALL PRELIMINARY PLAT

[illegible]

Sheet
2
of
9

The Hollows (The Destination on LT) Wastewater Calculations		The Hollows (The Destination on LT) Water Demand Calculations	
<u>Living Unit Equivalent Calculations</u>		<u>City of Austin Water Systems Design (UCM 2.9.2)</u>	
<u>Flow Calculations</u>			
One LUE represents	3.5 people	Average day demand =	200 gal/person/day
One LUE Produces	245 gpd average daily flow	Peak day demand =	530 gal/person/day
Infiltration and Inflow	750 gal/day/acre	Peak Hour demand =	800 gal/person/day
Total LUE	46	The Destination on LT =	46 LUE
Average Daily Flow	7.8 gpm	1 LUE =	3.5 people
Peak Dry Weather Flow is derived from the following equation: $Q_{pd} = [(118 + (0.0206 \times F)^{1/4} + (0.0206 \times F)^{1/2})] \times F$ where F = average daily flow in gpm		Peak Hour Demand =	144600 gal/person/day
Peak Dry Weather Flow	32.7 gpm	=	101 gpm
Total Area	53.77 acres	Peak Day Demand =	85330 gal/person/day
Infiltration and Inflow	28.0 gpm	=	59 gpm
Peak Wet Weather Flow	60.7 gpm	Note: Wastewater calculations are for proposed utilities only.	
		Note: Water demand calculations are for proposed utilities only.	

LEGEND	
---	PROPOSED BOUNDARY
---	PROPOSED LOT LINES
<u>20' BL</u>	BUILDING LINE EASEMENT
<u>10' PUE</u>	PUBLIC UTILITY EASEMENT
---	FEMA FLOODPLAIN
○	FUTURE ½ INCH IRON ROD WITH "DELTA SURVEY" CAP SET (UNLESS NOTED OTHERWISE)
○	½ INCH IRON ROD FOUND WITH "DELTA SURVEY" CAP SET

LAND USE SUMMARY		
LAND USE	NUMBER OF LOTS	ACREAGE
SINGLE-FAMILY RESIDENTIAL	46	37.35
OPEN SPACE	7	5.30
RIGHT OF WAY		3.27
TOTAL	53	45.92

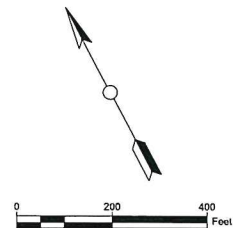
CURVE TABLE				
CURVE #	RADIUS	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	550.79	308.70'	N47°15'05"W	32°06'50"
C2	550.79	191.00'	S41°07'47"E	19°52'10"
C3	62.50	137.83'	S48°11'33"E	126°21'10"
C4	25.00	20.30'	S88°06'44"E	46°30'50"
C5	40.00	18.16'	S77°51'51"E	26°01'00"
C6	20.00	5.52'	S82°17'53"E	15°49'00"
C7	15.00	2.34'	S30°17'19"E	8°32'10"
C8	475.00	53.87'	S17°43'43"W	6°29'50"
C9	475.00	104.41'	S27°16'29"W	12°35'46"
C10	475.00	97.20'	S39°28'04"W	11°43'30"
C11	475.00	96.20'	S51°05'55"W	11°36'10"
C12	475.00	77.64'	S61°34'57"W	9°21'50"
C13	15.00	17.26'	N60°45'46"W	65°56'40"
C14	275.00	99.01'	N37°28'35"W	20°37'40"

CURVE TABLE				
CURVE #	RADIUS	LENGTH	CHORD DIRECTION	CHORD LENGTH
C15	275.00	19.74'	N25°06'21"W	4°06'40"
C16	325.00	18.14'	N24°36'55"W	3°11'50"
C17	325.00	50.23'	N30°40'30"W	8°51'20"
C18	25.00	21.81'	N10°06'40"W	4°59'00"
C19	60.00	7.64'	N11°14'02"E	7°17'30"
C20	60.00	79.93'	N30°34'38"W	76°19'50"
C21	60.00	67.92'	S78°49'47"W	64°51'00"
C22	60.00	23.64'	S35°35'38"W	21°37'00"
C23	60.00	36.09'	S7°33'22"W	34°27'30"
C24	60.00	54.05'	S35°28'53"E	51°37'00"
C25	60.00	32.99'	S77°02'25"E	31°30'10"
C26	25.00	25.85'	S63°43'14"E	59°14'00"
C27	275.00	36.83'	S29°43'14"E	7°40'30"
C28	275.00	13.60'	S24°28'00"E	2°50'00"

CURVE TABLE				
CURVE #	RADIUS	LENGTH	CHORD DIRECTION	CHORD LENGTH
C29	325.00	24.40'	S25°12'04"E	4°18'10"
C30	325.00	75.17'	S33°58'42"E	13°15'10"
C31	325.00	40.76'	S44°11'51"E	7°11'10"
C32	25.00	6.33'	S38°14'57"E	19°05'00"
C33	25.00	12.70'	S14°09'16"E	29°06'20"
C34	50.00	45.46'	S25°38'42"E	52°05'20"
C35	50.00	33.12'	S70°39'52"E	37°57'00"
C36	50.00	22.00'	N77°45'22"E	25°12'30"
C37	50.00	41.19'	N41°33'17"E	47°11'40"
C38	25.00	19.73'	N40°33'39"E	45°12'30"
C39	525.00	18.68'	N62°08'43"E	2°02'20"
C40	525.00	73.65'	N57°06'26"E	8°02'20"
C41	525.00	72.28'	N49°08'38"E	7°53'20"
C42	525.00	72.29'	N41°15'18"E	7°53'20"

CURVE TABLE				
CURVE #	RADIUS	LENGTH	CHORD DIRECTION	CHORD LENGTH
C43	525.00	75.28'	N33°12'10"E	8°13'00"
C44	525.00	76.93'	N24°53'51"E	8°23'40"
C45	525.00	56.99'	N17°35'23"E	6°13'10"
C46	15.00	23.68'	N59°42'41"E	90°27'50"
C47	300.00	95.72'	S65°54'58"E	16°16'50"
C48	15.00	24.84'	S9°20'18"E	94°52'30"
C49	25.00	34.83'	N78°00'59"E	79°50'10"
C50	60.00	83.60'	N78°01'11"E	79°49'50"
C51	60.00	83.61'	N1°46'58"W	79°50'30"
C52	25.00	25.76'	N12°11'28"W	59°05'30"
C53	25.00	9.05'	N27°43'36"E	20°44'40"
C54	25.00	21.03'	N62°11'36"E	48°11'20"
C55	50.00	59.15'	N52°23'51"E	67°46'50"
C56	50.00	32.74'	N0°15'09"W	37°31'10"

CURVE TABLE				
CURVE #	RADIUS	LENGTH	CHORD DIRECTION	CHORD LENGTH
C57	50.00	72.84'	N60°44'51"W	83°28'20"
C58	25.00	6.32'	S84°45'49"W	14°29'40"
C59	25.00	12.93'	N73°10'22"W	29°35'00"
C60	350.00	69.46'	N64°02'29"W	11°22'20"
C61	350.00	32.56'	N72°23'31"W	5°19'50"
C62	265.00	24.26'	N72°26'03"W	5°14'40"
C63	265.00	22.92'	N67°20'01"W	4°57'20"
C64	300.00	53.41'	S69°57'23"E	10°12'00"
C65	325.00	131.34'	N63°28'45"W	23°09'20"
C66	500.00	478.18'	N41°52'39"E	54°47'40"
C67	50.00	58.27'	S81°10'28"E	66°46'00"
C68	300.00	129.54'	S35°25'13"E	24°44'30"
C69	300.00	90.12'	N31°39'20"W	17°12'40"



LEGEND	
	PROPOSED BOUNDARY
	PROPOSED LOT LINES
	BUILDING LINE EASEMENT
	PUBLIC UTILITY EASEMENT
	FEMA FLOODPLAIN
	WATER QUALITY BMP
	BMP
	DOUBLE WATER/WASTEWATER SERVICES
	SINGLE WATER/WASTEWATER SERVICES
	PROPOSED WATER LINE
	PROPOSED WASTEWATER
	FUTURE 1/2 INCH IRON ROD WITH "DELTA SURVEY" CAP SET (UNLESS NOTED OTHERWISE)
	1/2 INCH IRON ROD FOUND WITH "DELTA SURVEY" CAP SET

LINE TABLE		
LINE #	DISTANCE	BEARING
L1	26.80'	N31°11'44"W
L2	415.47'	S58°48'19"W
L3	97.80'	S0°46'14"W
L4	43.49'	S41°24'23"E
L5	102.50'	S33°05'08"E
L6	36.72'	S56°43'11"E
L7	55.63'	S54°31'47"E
L8	30.35'	S32°42'00"E
L9	50.40'	S18°27'08"E
L10	3.78'	S38°06'48"E
L11	90.66'	S26°19'26"E
L12	95.12'	S43°01'29"E
L13	119.02'	S35°49'05"E
L14	84.71'	S33°42'07"E
L15	19.51'	S49°07'17"E
L16	259.16'	N75°34'52"E
L17	797.38'	S51°25'34"E
L18	365.45'	N49°55'07"E
L19	616.88'	N81°38'53"E
L20	709.93'	N10°19'30"W
L21	349.97'	N45°19'30"W
L22	514.95'	N59°19'30"W
L23	93.42'	N38°19'30"W
L24	387.82'	S60°28'05"W
L25	88.45'	S23°31'42"W
L26	366.94'	S61°21'05"W
L27	1.46'	S63°13'12"E
L28	70.00'	S26°41'34"W
L29	6.80'	S31°11'56"E
L30	50.97'	S64°51'21"E
L31	20.82'	N89°07'39"E
L32	69.02'	S75°03'25"E
L33	3.99'	S14°28'47"W
L34	58.26'	N47°47'27"W
L35	56.35'	N23°03'49"W
L36	57.99'	N23°02'12"W
L37	62.82'	S23°03'00"E
L38	51.72'	S23°03'00"E

LINE TABLE		
LINE #	DISTANCE	BEARING
L39	27.55'	S47°47'27"E
L40	9.34'	N14°28'47"E
L41	263.54'	S75°03'25"E
L42	125.85'	S30°05'55"W
L43	75.00'	S38°05'55"W
L44	75.00'	S38°05'55"W
L45	75.00'	S38°05'55"W
L46	75.00'	S38°05'55"W
L47	75.00'	S38°05'55"W
L48	75.00'	S38°05'55"W
L49	45.00'	S38°05'55"W
L50	50.00'	S51°25'34"E
L51	11.57'	N38°05'55"E
L52	66.10'	N38°05'55"E
L53	75.00'	N38°05'55"E
L54	75.00'	N38°05'55"E
L55	75.00'	N38°05'55"E
L56	75.00'	N38°05'55"E
L57	35.00'	N38°05'55"E
L58	25.00'	N38°05'55"E
L59	1.39'	N38°05'55"E
L60	56.37'	N75°03'25"W
L61	89.88'	N75°03'25"W
L62	98.23'	N75°03'25"W
L63	19.07'	N75°03'25"W
L64	67.57'	N87°55'40"W
L65	13.01'	N87°55'40"W
L66	53.01'	N75°03'25"W
L67	55.88'	N84°52'08"W
L68	56.83'	S64°51'21"E
L69	396.51'	S75°03'25"E
L70	15.79'	S61°54'05"W
L71	567.06'	S38°05'55"W
L72	35.00'	S51°54'05"E
L73	49.66'	S14°28'47"W
L74	83.46'	N47°47'27"W
L75	114.34'	N23°03'00"W
L76	38.28'	N40°15'40"W

MOODY ENGINEERING, INC.
9225 BEE CAVES ROAD,
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AUSTIN, TEXAS 78733
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TBPE FIRM REG. NO. F-18320

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JONESTOWN, TX.

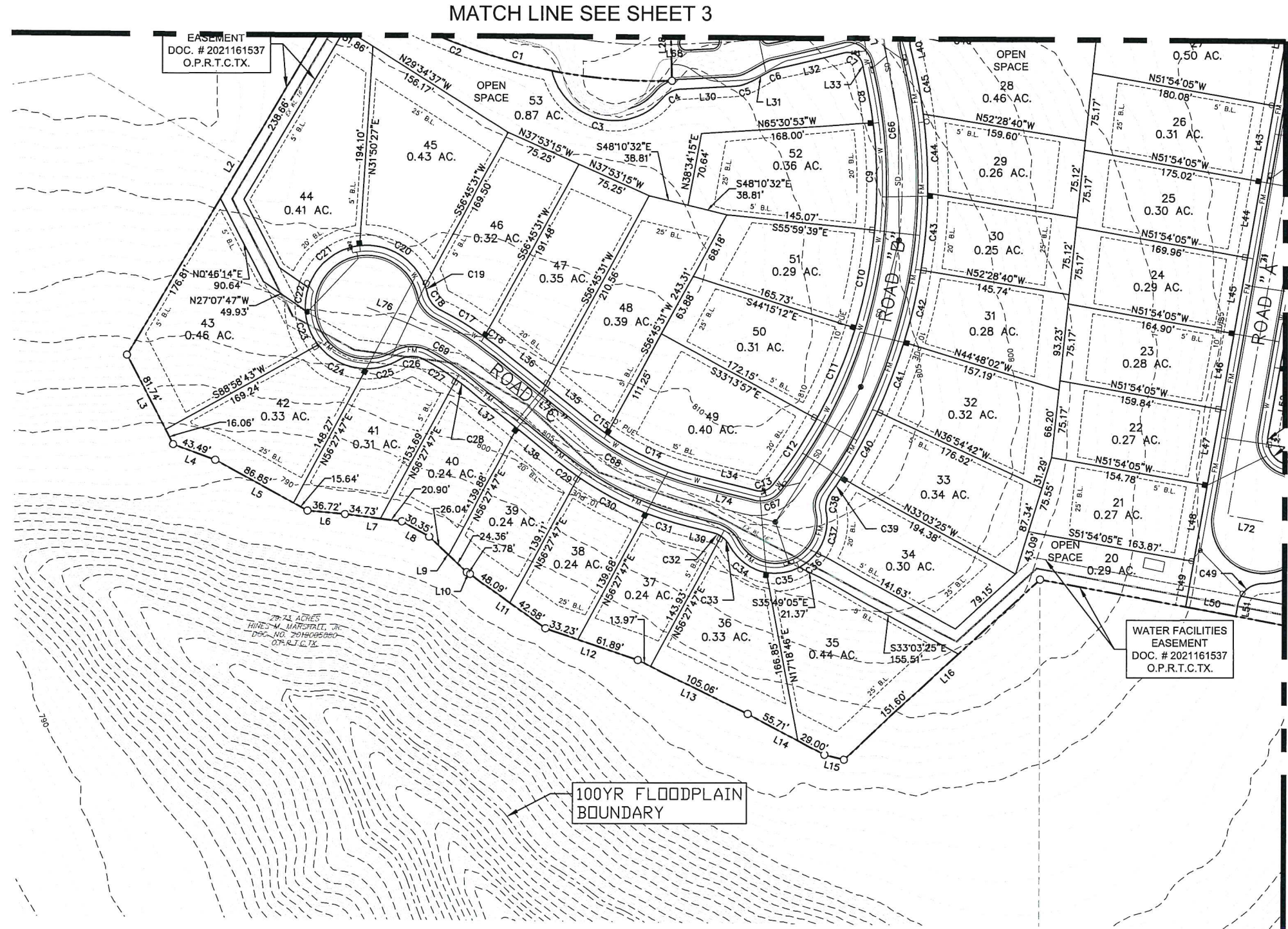
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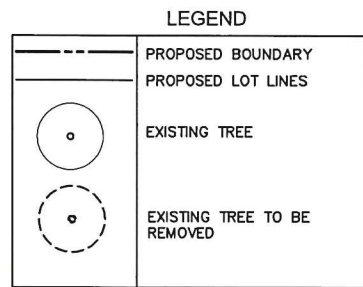
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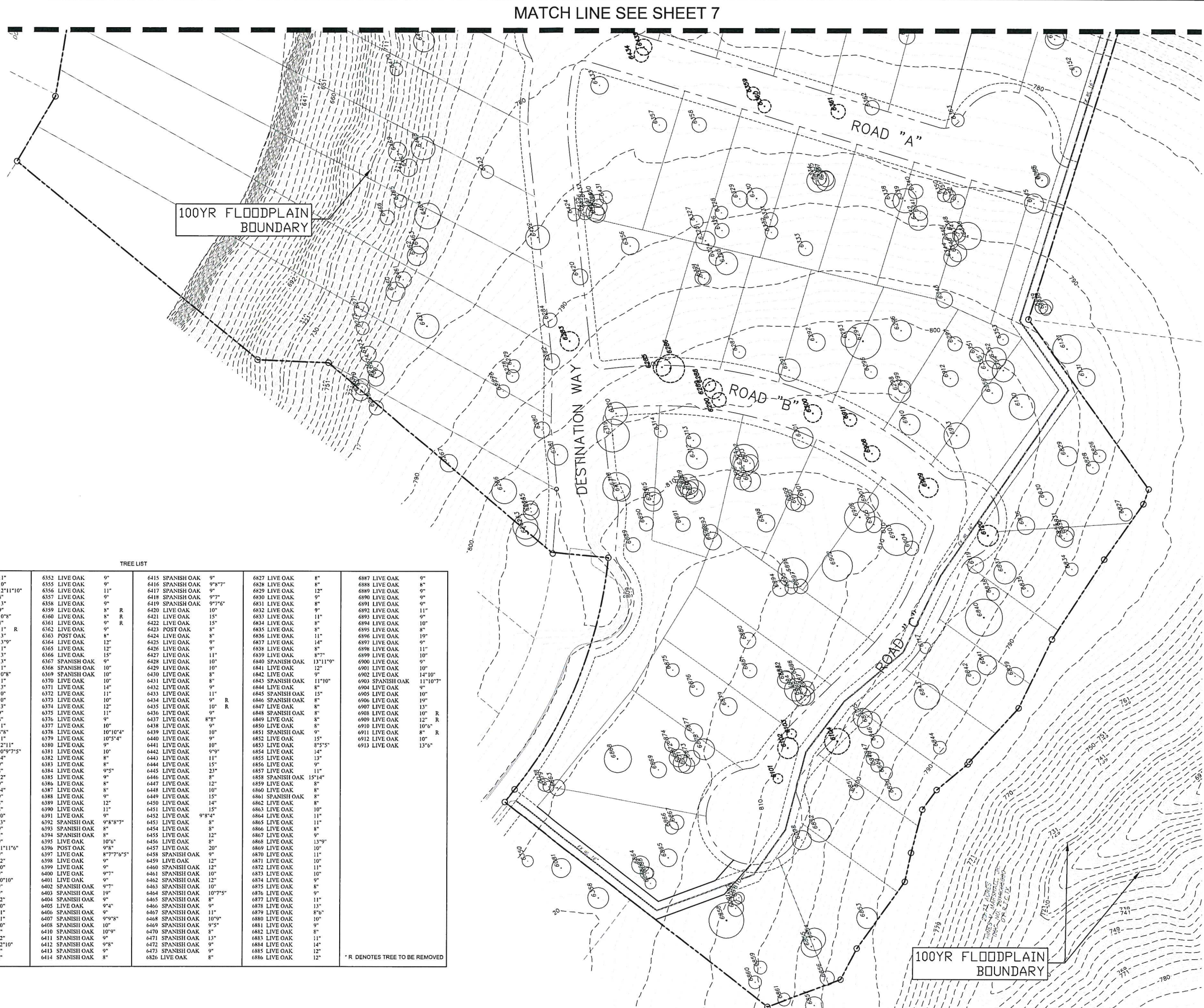
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6078	LIVE OAK	8"		6292	LIVE OAK	11"	6352	LIVE OAK	9"	6415	SPANISH OAK	9"	6827	LIVE OAK	8"	6887	LIVE OAK	9"
6079	LIVE OAK	7"		6293	LIVE OAK	10"	6353	LIVE OAK	9"	6416	SPANISH OAK	9"8"7"	6828	LIVE OAK	8"	6888	LIVE OAK	8"
6081	CEДАР	12"		6294	LIVE OAK	12"11"10"	6354	LIVE OAK	11"	6417	SPANISH OAK	9"	6829	LIVE OAK	9"	6889	LIVE OAK	9"
6086	LIVE OAK	7"		6295	LIVE OAK	8"	6357	LIVE OAK	9"	6418	SPANISH OAK	9"7"	6830	LIVE OAK	9"	6890	LIVE OAK	9"
6087	LIVE OAK	8"		6296	LIVE OAK	13"	6358	LIVE OAK	9"	6419	SPANISH OAK	9"7"6"	6831	LIVE OAK	8"	6891	LIVE OAK	9"
6088	LIVE OAK	7"		6297	LIVE OAK	9"	6359	LIVE OAK	8" R	6420	LIVE OAK	10"	6832	LIVE OAK	9"	6892	LIVE OAK	11"
6091	LIVE OAK	6"		6298	LIVE OAK	10"9"	6360	LIVE OAK	9"	6421	LIVE OAK	10"	6833	LIVE OAK	11"	6893	LIVE OAK	11"
6092	LIVE OAK	7"		6299	LIVE OAK	8"	6361	LIVE OAK	9" R	6422	LIVE OAK	15"	6834	LIVE OAK	8"	6894	LIVE OAK	10"
6093	LIVE OAK	7"		6300	LIVE OAK	11" R	6362	LIVE OAK	9"	6423	POST OAK	8"	6835	LIVE OAK	8"	6895	LIVE OAK	8"
6098	CEДАР	12"		6301	SPANISH OAK	13"	6363	POST OAK	8"	6424	LIVE OAK	8"	6836	LIVE OAK	11"	6896	LIVE OAK	10"
6101	LIVE OAK	6"	R	6302	LIVE OAK	13"9"	6364	LIVE OAK	12"	6425	LIVE OAK	9"	6837	LIVE OAK	14"	6897	LIVE OAK	6"
6102	CEДАР	13"	R	6303	LIVE OAK	11"	6365	LIVE OAK	12"	6426	LIVE OAK	9"	6838	LIVE OAK	11"	6898	LIVE OAK	11"
6103	LIVE OAK	6"	R	6304	LIVE OAK	13"	6366	LIVE OAK	15"	6427	LIVE OAK	11"	6839	LIVE OAK	8"7"	6899	LIVE OAK	10"
6104	SPANISH OAK	11"10"	R	6305	LIVE OAK	13"	6367	SPANISH OAK	9"	6428	LIVE OAK	10"	6840	SPANISH OAK	13"11"9"	6900	LIVE OAK	9"
6105	CEДАР	12"		6306	LIVE OAK	11"	6368	SPANISH OAK	10"	6429	LIVE OAK	10"	6841	LIVE OAK	12"	6901	LIVE OAK	10"
6107	LIVE OAK	7"		6307	SPANISH OAK	11"	6369	SPANISH OAK	10"	6430	SPANISH OAK	8"	6842	LIVE OAK	9"	6902	LIVE OAK	14"10"
6119	LIVE OAK	7"	7"6"	6308	LIVE OAK	11"	6370	LIVE OAK	10"	6431	LIVE OAK	8"	6843	SPANISH OAK	11"10"	6903	SPANISH OAK	11"10"7"
6120	CEДАР	13"	R	6309	LIVE OAK	13"	6371	LIVE OAK	14"	6432	LIVE OAK	9"	6844	LIVE OAK	8"	6904	LIVE OAK	9"
6130	CEДАР	16"		6310	LIVE OAK	10"	6372	LIVE OAK	11"	6433	LIVE OAK	11"	6845	SPANISH OAK	15"	6905	LIVE OAK	10"
6131	LIVE OAK	11"		6311	LIVE OAK	10"	6373	LIVE OAK	10"	6434	LIVE OAK	9" R	6846	SPANISH OAK	8"	6906	LIVE OAK	19"
6132	SPANISH OAK	10"10"6"		6312	LIVE OAK	11"	6374	LIVE OAK	12"	6435	LIVE OAK	10"	6847	LIVE OAK	8"	6907	LIVE OAK	13"
6137	LIVE OAK	7"		6313	LIVE OAK	9"	6375	LIVE OAK	11"	6436	LIVE OAK	9"	6848	SPANISH OAK	8"	6908	LIVE OAK	10" R
6138	LIVE OAK	9"		6314	LIVE OAK	8"	6376	LIVE OAK	9"	6437	LIVE OAK	8"8"	6849	LIVE OAK	8"	6909	LIVE OAK	12" R
6139	LIVE OAK	8"		6315	LIVE OAK	11"	6377	LIVE OAK	10"	6438	LIVE OAK	9"	6850	LIVE OAK	8"	6910	LIVE OAK	10"6"
6145	CEДАР	12"		6316	LIVE OAK	10"	6378	LIVE OAK	10"10"4"	6439	LIVE OAK	10"	6851	SPANISH OAK	9"	6911	LIVE OAK	8" R
6146	LIVE OAK	8"		6317	LIVE OAK	11"	6379	LIVE OAK	10"5"4"	6440	LIVE OAK	9"	6852	LIVE OAK	15"	6912	LIVE OAK	10"
6152	SPANISH OAK	6"		6318	LIVE OAK	12"11"	6380	LIVE OAK	9"	6441	LIVE OAK	10"	6853	LIVE OAK	8"5"5"	6913	LIVE OAK	13"6"
6156	SPANISH OAK	6"		6319	SPANISH OAK	10"9"7"5"	6381	LIVE OAK	10"	6442	LIVE OAK	9"9"	6854	LIVE OAK	14"			
6160	LIVE OAK	10"		6320	LIVE OAK	14"	6382	LIVE OAK	8"	6443	LIVE OAK	11"	6855	LIVE OAK	13"			
6162	LIVE OAK	6"		6321	LIVE OAK	9"	6383	LIVE OAK	8"	6444	LIVE OAK	8"	6856	LIVE OAK	9"			
6262	SPANISH OAK	10"10"		6322	LIVE OAK	8"	6384	LIVE OAK	9"5"	6445	LIVE OAK	23"	6857	LIVE OAK	11"			
6263	SPANISH OAK	8"8"7"		6323	LIVE OAK	12"	6385	LIVE OAK	9"	6446	LIVE OAK	8"	6858	SPANISH OAK	15"14"			
6264	LIVE OAK	10"		6324	LIVE OAK	9"	6386	LIVE OAK	8"	6447	LIVE OAK	12"	6859	LIVE OAK	8"			
6265	LIVE OAK	6"5"		6325	LIVE OAK	8"	6387	LIVE OAK	13"	6448	LIVE OAK	10"	6860	LIVE OAK	10"			
6266	SPANISH OAK	11"9"		6326	LIVE OAK	9"	6388	LIVE OAK	9"	6449	LIVE OAK	15"	6861	SPANISH OAK	8"			
6267	LIVE OAK	11"		6327	LIVE OAK	8"	6389	LIVE OAK	12"	6450	LIVE OAK	14"	6862	LIVE OAK	8"			
6268	SPANISH OAK	9"		6328	LIVE OAK	8"	6390	LIVE OAK	11"	6451	LIVE OAK	15"	6863	LIVE OAK	10"			
6269	SPANISH OAK	9"		6329	LIVE OAK	13"	6391	LIVE OAK	9"	6452	LIVE OAK	9"8"4"	6864	LIVE OAK	11"			
6270	SPANISH OAK	10"		6330	SPANISH OAK	13"	6392	SPANISH OAK	9"8"8"7"	6453	LIVE OAK	8"	6865	LIVE OAK	11"			
6271	SPANISH OAK	9"		6331	LIVE OAK	9"	6393	SPANISH OAK	8"	6454	LIVE OAK	8"	6866	LIVE OAK	8"			
6272	SPANISH OAK	8"		6332	LIVE OAK	9"	6394	SPANISH OAK	8"	6455	LIVE OAK	12"	6867	LIVE OAK	9"			
6273	SPANISH OAK	10"		6333	LIVE OAK	9"	6395	LIVE OAK	10"6"	6456	LIVE OAK	8"	6868	LIVE OAK	13"9"			
6274	SPANISH OAK	10"10"		6334	LIVE OAK	11"11"16"	6396	POST OAK	9"	6457	POST OAK	10"	6869	LIVE OAK	10"			
6275	SPANISH OAK	10"		6335	LIVE OAK	9"	6397	LIVE OAK	8"7"7"6"5"	6458	SPANISH OAK	9"	6870	LIVE OAK	11"			
6276	LIVE OAK	9"		6336	LIVE OAK	12"	6398	LIVE OAK	9"	6459	LIVE OAK	12"	6871	LIVE OAK	10"			
6277	LIVE OAK	8"		6337	LIVE OAK	10"	6399	LIVE OAK	9"	6460	SPANISH OAK	12"	6872	LIVE OAK	11"			
6278	LIVE OAK	8"		6338	LIVE OAK	9"	6400	LIVE OAK	9"7"	6461	SPANISH OAK	10"	6873	LIVE OAK	10"			
6279	LIVE OAK	8"		6339	LIVE OAK	10"10"	6401	LIVE OAK	9"	6462	SPANISH OAK	12"	6874	LIVE OAK	10"			
6280	SPANISH OAK	10"		6340	LIVE OAK	9"	6402	SPANISH OAK	9"7"	6463	SPANISH OAK	10"	6875	LIVE OAK	9"			
6281	LIVE OAK	13"		6341	LIVE OAK	9"	6403	SPANISH OAK	19"	6464	SPANISH OAK	10"7"5"	6876	LIVE OAK	9"			
6282	LIVE OAK	10"		6342	LIVE OAK	12"	6404	SPANISH OAK	9"	6465	SPANISH OAK	8"	6877	LIVE OAK	11"			
6283	LIVE OAK	12" R		6343	LIVE OAK	10"	6405	LIVE OAK	9"5"	6466	LIVE OAK	14"	6878	LIVE OAK	11"			
6284	LIVE OAK	9"		6344	LIVE OAK	11"	6406	SPANISH OAK	9"	6467	SPANISH OAK	11"	6879	LIVE OAK	8"6"			
6285	SPANISH OAK	11"11"	R	6345	LIVE OAK	11"	6407	SPANISH OAK	9"9"8"	6468	SPANISH OAK	10"9"	6880	LIVE OAK	10"			
6286	SPANISH OAK	11"10"8"8"	R	6346	LIVE OAK	10"	6408	SPANISH OAK	10"	6469	SPANISH OAK	9"5"	6881	LIVE OAK	9"			
6287	LIVE OAK	8"		6347	LIVE OAK	8"	6410	SPANISH OAK	10"9"	6470	SPANISH OAK	8"	6882	LIVE OAK	8"			
6288	LIVE OAK	8"		6348	LIVE OAK	12"	6411	SPANISH OAK	10"	6471	SPANISH OAK	13"	6883	LIVE OAK	11"			
6290	LIVE OAK	11" R		6349	LIVE OAK	12"10"	6412	SPANISH OAK	9"8"	6472	SPANISH OAK	9"	6884	LIVE OAK	14"			
6290	LIVE OAK	9" R		6350	LIVE OAK	8"	6413	SPANISH OAK	9"	6473	SPANISH OAK	9"	6885	LIVE OAK	12"			
6291	LIVE OAK	14"		6351	LIVE OAK	8"	6414	SPANISH OAK	8"	6826	LIVE OAK	8"	6886	LIVE OAK	12"			

* R DENOTES TREE TO BE REMOVED



MATCH LINE SEE SHEET 7



TBPE FIRM REG. NO. F-18320

THIS DOCUMENT IS BEING
RELEASED FOR THE PURPOSE
OF INTERIM REVIEW ONLY
UNDER THE AUTHORITY OF

ALAN A. PUTNAM, P.E.
#144152

IT IS NOT TO BE USED FOR
CONSTRUCTION, BIDDING OR
PERMITTING PURPOSES
20/09/2022

THE DESTINATION ON LAKE TRAVIS
PRELIMINARY PLAN
JONESTOWN, TX.

JONESTOWN, TX.

TREE MITIGATION SHEET 2 OF 2

P:\Active Projects\2018-209 Hollows at Lake Travis\08-The Points\CAD - The Destination on Lake Travis\ Prelim-Plat Shts Tree Srvy.dwg 9/20/2022 10:59 AM

	NO.	DATE	REVISIONS/CORRECTIONS	BY			
CHECKED BY:			XX	DESIGNED BY:	XX	DRAWN BY:	XX

She

8

of

9

Notice of Public Hearing

Notice is hereby given that the City of Jonestown Planning and Zoning Commission and City Council will hold public hearings to receive citizen input and consider action on the following:

Zoning: Request by Matthew Delahoussaye for a zoning classification change, in accordance with Chapter 14: Zoning Code, Section 14.02.146 (b) Amendments, of the City of Jonestown Code of Ordinances, for a zoning change from Professional and Office District "O" to Business-general Commercial District "B-2" for .4638 acres of property located at 10702 Laurel Lane, Lot 69-72 Block A, Jonestown Hills Unit 2, Jonestown, Texas.

Preliminary Plat: Request by The Hollows on Lake Travis, LLC, being the owners of 154.689 acres of land located in the J.F. Carlton Survey No. 102, Abstract No. 2511, in Travis County, Texas, described by Deed of Record in Document No. 2018024745 Official Public Records, Travis County, Texas, for approval of a Preliminary Plat to subdivide 45.92 acres of land to be known as "The Hollows (The Destination on Lake Travis)" into forty-six (46) single family lots and six (6) nonresidential lots, located off Destination Way, Jonestown, Texas.

Final Plat: Request by The Hollows on Lake Travis, LLC, being the owners of 154.689 acres of land located in the J.F. Carlton Survey No. 102, Abstract No. 2511, in Travis County Texas, described by Deed of Record in Document Number 2018024745 Official Public Records, Travis County, Texas, for a final plat approval to subdivide 38.701 acres of land to be known as "The Hollows Sanctuary South Phase 2" into fifty-eight (58) single family lots and seven (7) nonresidential lots with public right of way, located entirely within Tract D off Destination Way, Jonestown TX.

Replat: Request by Ryan and Melissa Miller for a re-subdivision of 24.40 acres of land out of Tract (Lot) 34, Panoramic Hills Subdivision, a subdivision in Travis County, Texas, according to plat or map thereof as recorded in Volume 38, Page 50 of the plat records of Travis County, Texas, being the same property described in instrument of record in Document Nos. 2005105410 and 2017080599 in the official public records of Travis County, Texas.

The public hearing before the Planning and Zoning Commission will be held on Thursday, October 6, 2022, at 7:30 p.m. The public hearing before the City Council will be held on Thursday, October 13, 2022, at 6:30 p.m. Both public hearings will be held at the City of Jonestown City Council Chamber, 18649 FM 1431, Suite 3A, Jonestown, Texas.

Information concerning these requests are available for viewing at Jonestown City Hall, 18649 FM 1431, Suite 4-A, during the hours of 8:00 a.m. to 5:00 p.m., Monday through Friday. You may call 512-267-0359

Certification of Mailing

I hereby certify that I have notified the below listed property owners of the public hearing concerning the development request described in the attached public notice. This notice is in accordance with the Local Government Code, §211.007(c) and the City of Jonestown Code of Ordinances.

Mark Quillen

Signature

9/15/2022

Date of mailing

First Name	Last Name	Mailing Address	M City	M State	M Zip	Legal Description	Geo ID/Parcel Number	Property Address	P City	P State	P Zip	Property ID
Mark & Sandra	Quillen	17903 Breakwater Dr	Jonestown	TX	78645	Lot 27 Northshore On Lake Travis Phs I Amended Plat Of	170630202	17903 Breakwater Dr	Jonestown	TX	78645	475697
Julio C	Arroyo	121 W Silverwood Ranch Est	Shenandoah	TX	77384	Lot 23 Northshore On Lake Travis Phs I Amended Plat Of	172660134	18001 Breakwater Dr	Jonestown	TX	78645	475808
Craig B Deborah A	Reyes	11908 Preserve Vista Ter	Austin	TX	78738	Lot 13 Blk D Hollows Phs III-A The	170660105	4601 Destination Way	Jonestown	TX	78645	742133
Anthony & Margaret	Filyk	8416 Rancho Colina NW	Albuquerque	NM	87120	Lot 14 Blk D Hollows Phs III-A The	170660104	4513 Destination Way	Jonestown	TX	78645	742132

Certification of Mailing

Turnham Interests INC		20 Sunset Blvd	Houston	TX	77005	Lot 24 Northshore On Lake Travis Phs I Amended Plat Of	172660135	17911 Breakwater Dr	Jonestown	TX	78645	475809
LVP-II LLC		5110 Newpoint Dr	Fresno	TX	77545	Lot 29 Northshore On Lake Travis Phs I Amended Plat Of	170630204	17809 Breakwater Dr	Jonestown	TX	78645	475699
Hollows Property Owners Association INC		19503 Old Burnet Rd	Lago Vista	TX	78645	Lot 104 Northshore On Lake Travis Phs I Amended Plat Of	170630208	17801 Breakwater Dr	Jonestown	TX	78645	475703
Vinod	Kewalramani	1734 South Blvd	Houston	TX	77098	Lot 34-A Northshore On Lake Travis Phs 1 Amended Plat Of Lts 34&35 Of Amended Plat Of	170630226	17705 Breakwater Dr	Jonestown	TX	78645	698130
Gregory M & Patti A	Bourland	17807 Breakwater Dr	Jonestown	TX	78645	Lot 30-A Northshore On Lake Travis Phs 1 Amd Plat Of Lots 30-32	170630227	17807 Breakwater Dr	Jonestown	TX	78645	841167

Certification of Mailing

Chip	Marshall	1086 Aillet Rd	Broussard	LA	70518	Abs 2504 Sur 104 Williams W T & Var Surs Acr 29.77 (1-D- 1E)	167670137	Destination Way	Jonestown	TX	78645	922574
McGuyer Land Holding LLE		8200 N Mopac Expy Ste 300	Austin	TX	78759	Hollows (Sanctuary South) Phs 1 Blk B Lot 18	170660207	Destination Way	Jonestown	TX	78645	959938
McGuyer Land Holdings LLC		7676 Woodway Dr Ste 104	Houston	TX	77063	Hollows (Sanctuary South) Phs 1 Blk B Lot 16	170660205	Destination Way	Jonestown	TX	78645	959936
Drees Custom Homes LP		6225 N SH 161 Ste 400	Irving	TX	75038	Hollows (Sanctuary South) Phs 1 Blk B Lot 17	170660206	Destination Way	Jonestown	TX	78645	959937
Brent A & Ann K	Ball	322 Devon Dr	Coppell	TX	75019	Lot 25 Northshore On Lake Travis Phs I Amended Plat Of	172630501	17907 Breakwater Dr	Jonestown	TX	78645	475763
Hani E & Soheir S	Michel	10503 Tweedsmuir Dr	Austin	TX	78750	Lot 28 Northshore On Lake Travis Phs I Amended Plat Of	170630203	17901 Breakwater Dr	Jonestown	TX	78645	475698

Certification of Mailing

Miguel & Sylvia M	Valls	2805 Declaration Cir	Lago Vista	TX	78645	Lot 33 Northshore On Lake Travis Phs I Amended Plat Of	170630209	17709 Breakwater Dr	Jonestown	TX	78645	475704
Holliday Home LLC		9841 Windmill Park Ln	Houston	TX	77064	Lot 22 Northshore On Lake Travis Phs I Amended Plat Of	172660133	18003 Breakwater Dr	Jonestown	TX	78645	475807
Steve & Shannon	Crim	17905 Breakwater Dr	Jonestown	TX	78645	Lot 26 Northshore On Lake Travis Phs I Amended Plat Of	170630201	17905 Breakwater Dr	Jonestown	TX	78645	475696
Robert & Arpita	Judy	4501 Destination Way	Jonestown	TX	78645	Lot 17 Blk D Hollows Phs III-A The	170660101	4501 Destination Way	Jonestown	TX	78645	742129
Bobby & Jasmine	Joseph	437 Lakewood Ln	Marquette	MI	49855	Lot 16 Blk D Hollows Phs III-A The	170660102	4505 Destination Way	Jonestown	TX	78645	742130
Robbie Lee & Anne M	White	9737 Katy Frwy Apt 301	Houston	TX	77024	Lot 15 Blk D Hollows Phs III-A The	170660103	4509 Destination Way	Jonestown	TX	78645	742131
Alton H Jr & Linda D	McCollum	17703 Breakwater Dr	Jonestown	TX	78645	Lot 36A Northshore On Lake Travis Phs 1 Amended Amd Lts 36 & 37	170630228	17703 Breakwater Dr	Jonestown	TX	78645	852250

Certification of Mailing

Anthony	Overfield	5800 Laguna Cliff Ln	Austin	TX	78734	Lot 1A Marshall'S Point Amd Plat Of Lts 1-3 & 2A Blk A (1-D- 1W)	168660110	Marshalls Point Dr	Jonestown	TX	78645	785822
The Hollows on Lake Travis Attn: Joe Pipes		6310 Lemmon Ave Ste 200	Dallas	TX	75209	Abs 2504 Sur 104 Williams W T & Var Surs Acr 54.0249	167670138	Destination Way	Jonestown	TX	78645	933130
Moody Engineering Inc. Attn: Alan Putman P.E.		9225 Bee Caves Rd Ste 200	Austin	TX	78733							
Robert	Long	7515 Destination Way	Jonestown	TX	78645							

**City of Jonestown,
Texas**

AGENDA REPORT

Meeting Date: October 6, 2022

Agenda Item Number:

7

(City Secretary's Use Only)

Department: Development Services

Prepared by: Cynthia Jolly

Budgeted Amount: \$ 0

Date Prepared: September 28, 2021

Exhibits Final Plat

City Engineer's Compliance Letter

Legal Notice/Certificate of mailing

Subject

Request approval for a "Final Plat" for the "The Hollows Sanctuary South Phase 2" off Destination Way, submitted by The Hollows on Lake Travis LLC (THOLT).

Recommendation

Consider, discuss, and take any action necessary regarding a request by The Hollows on Lake Travis, LLC, being the owners of 154.689 acres of land located in the J.F. Carlton Survey No. 102, Abstract No. 2511, in Travis County, Texas, described by Deed of Record in Document No. 2018024745 Official Public Records, Travis County, Texas, for approval of a Final Plat to subdivide 38.701 acres of land to be known as "The Hollows Sanctuary South Phase 2" into fifty-eight (58) single family lots and seven (7) nonresidential lots with public right of way, located entirely within Tract D off Destination Way, Jonestown, Texas.

Discussion

City staff and City Engineer reviewed the Final Plat, and the City Engineer's first review letter was sent to the applicant. The applicant has provided a revised plat which addressed the City Engineer's review comments. The plat has been returned to the City Engineer for his second review to verify compliance with City ordinances. The City Engineer's approval letter is included.

A notice of public hearing was published on September 15, 2022, and letters were mailed to neighboring properties (copies attached).

Approval By

Signature

Date

Department Head

C. Jolly

9/28/22

City Administrator

[Signature]

9/28/22

September 29, 2022

Cynthia Jolly
Development Services Coordinator
City of Jonestown
P.O. Box 5023
Jonestown, Texas 78645

Re: The Hollows Sanctuary South, Phase 2
Project #22-P-316-P
Plat Submittal #2

Dear Ms. Jolly:

We have performed a review of the above referenced plat in accordance with the Jonestown, Texas Subdivision Ordinance Chapters 10 and 14.

All comments have been addressed and the plat appears to be in compliance with the Ordinance.

The developer will need to provide financial assurance for the completion of the construction of all improvements needed to serve the subdivision that are not completed prior to filing of the final plat for recordation in accordance with the subdivision ordinance

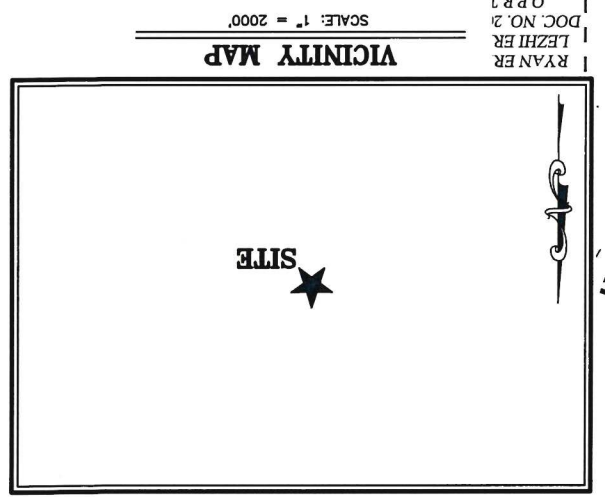
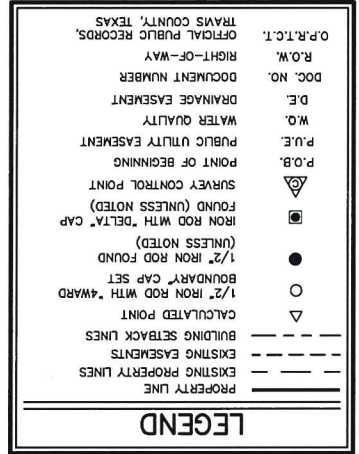
Please have the applicant submit an AutoCAD file of the plat as required.

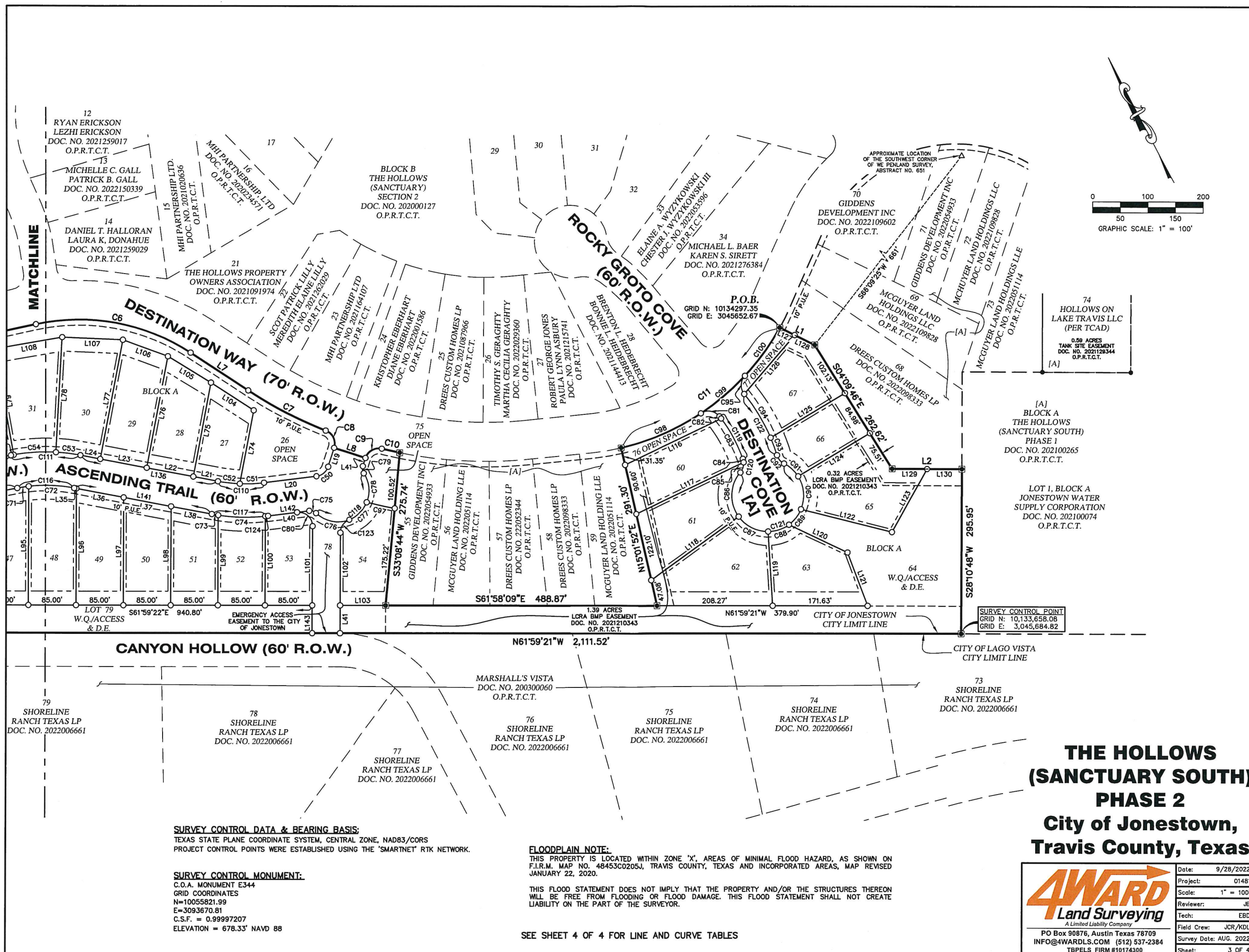
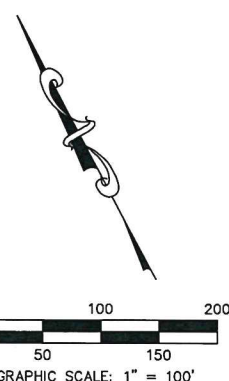
This completes our review comments on the referenced subdivision. Please call if you should have any questions regarding this review.

Sincerely,

A handwritten signature in blue ink, appearing to read 'A.J. Girondo III', with a stylized flourish at the end.

A.J. Girondo III, P.E.
AJG/s





SURVEY CONTROL DATA & BEARING BASIS:
TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83/CORS
PROJECT CONTROL POINTS WERE ESTABLISHED USING THE 'SMARTNET' RTK NETWORK.

SURVEY CONTROL MONUMENT:
C.O.A. MONUMENT E344
GRID COORDINATES
N=10055821.99
E=3093670.81
C.S.F. = 0.99997207
ELEVATION = 678.33' NAVD 88

FLOODPLAIN NOTE:
THIS PROPERTY IS LOCATED WITHIN ZONE 'X', AREAS OF MINIMAL FLOOD HAZARD, AS SHOWN ON F.I.R.M. MAP NO. 48453C0205J, TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS, MAP REVISED JANUARY 22, 2020.

THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

SEE SHEET 4 OF 4 FOR LINE AND CURVE TABLES

**THE HOLLOWS
(SANCTUARY SOUTH)
PHASE 2
City of Jonestown,
Travis County, Texas**

4WARD
Land Surveying
A Limited Liability Company
PO Box 90876, Austin Texas 78709
INFO@4WARDLS.COM (512) 537-2384
TBPELS FIRM #10174300

Date:	9/28/2022
Project:	01481
Scale:	1" = 100'
Reviewer:	JB
Tech:	EBD
Field Crew:	JCR/KDL
Survey Date:	AUG. 2022
Sheet:	3 OF 4

LINE #	DIRECTION	LENGTH
L1	S36°04'43"E	70.38'
L2	S61°49'12"E	126.33'
L3	N79°35'40"E	156.51'
L4	S06°20'33"E	60.00'
L5	S19°19'59"E	58.89'
L6	S74°19'44"E	140.51'
L7	S28°57'37"E	124.04'
L8	S44°21'45"E	60.00'
L9	N58°21'14"W	11.39'
L10	N58°21'14"W	85.88'
L11	N58°21'14"W	50.34'
L12	S58°21'14"E	84.53'
L13	S54°41'41"W	87.97'
L14	S31°03'25"W	206.93'
L15	N70°23'04"W	68.42'
L16	S70°23'04"E	56.66'
L17	S70°23'04"E	11.75'
L18	N54°41'41"E	87.97'
L19	S45°40'52"W	35.65'
L20	N68°04'20"W	94.93'
L21	N51°21'02"W	45.32'
L22	N51°21'02"W	85.00'
L23	N51°21'02"W	85.00'
L24	N51°21'02"W	36.35'
L25	N73°02'32"W	79.42'
L26	N73°02'32"W	36.02'
L27	N51°00'39"W	28.04'
L28	N51°00'39"W	85.00'
L29	N51°00'39"W	81.71'
L30	S51°00'39"E	36.22'
L31	S51°00'39"E	86.58'
L32	S51°00'39"E	30.65'
L33	S73°02'32"E	49.65'
L34	S73°02'32"E	65.59'
L35	S51°21'02"E	4.09'
L36	S51°21'02"E	86.48'
L37	S51°21'02"E	86.48'
L38	S51°21'02"E	74.62'
L40	S69°04'20"E	74.57'
L41	S28°01'51"W	50.00'
L42	S76°17'00"W	145.95'
L43	N53°12'23"E	162.04'
L44	S43°52'35"W	155.87'
L45	N34°38'39"E	172.44'
L46	N31°38'46"E	188.98'
L47	S31°38'46"W	165.64'
L48	S02°16'02"E	186.52'
L49	N47°22'40"W	178.30'
L50	N68°16'54"E	193.82'
L51	S41°16'15"W	169.92'
L52	S48°25'26"E	142.38'
L53	S41°16'15"W	171.47'
L54	S45°44'16"E	85.00'
L55	S50°38'15"W	234.83'
L56	N23°56'54"W	105.38'
L57	S34°37'28"E	182.47'
L58	S34°02'15"E	175.56'
L59	S23°56'54"E	144.84'
L60	S32°03'30"E	177.43'
L61	N20°42'27"E	153.47'
L62	S28°44'50"E	173.15'
L63	N13°50'14"E	38.38'
L64	S34°21'17"E	185.36'

LINE #	DIRECTION	LENGTH
L1	S61°57'08"E	224.75'
L65	S61°57'08"E	224.75'
L66	S85°17'40"E	28.91'
L67	N61°35'40"E	241.53'
L68	S56°30'33"W	80.03'
L69	N28°01'51"E	163.80'
L70	N28°01'51"E	124.88'
L71	S23°48'25"W	166.57'
L72	S16°54'56"W	189.73'
L73	N11°37'23"E	239.27'
L74	S38°38'58"W	134.28'
L75	S38°38'58"W	171.76'
L76	S38°38'58"W	203.82'
L77	N38°38'58"E	217.53'
L78	S31°03'25"W	206.93'
L79	S17°49'31"W	193.29'
L80	N16°57'28"E	195.00'
L81	N27°04'57"E	205.00'
L82	S38°59'21"W	200.00'
L83	S38°59'21"W	205.00'
L84	N38°59'21"E	259.43'
L85	N13°19'40"E	238.04'
L86	S35°34'55"E	185.45'
L87	N51°21'02"W	206.26'
L88	S52°25'41"W	197.98'
L89	S28°01'51"W	182.94'
L90	S28°01'51"W	210.11'
L91	S28°01'51"W	193.62'
L92	S28°01'51"W	180.51'
L93	S28°01'51"W	182.29'
L94	N28°01'51"E	197.42'
L95	S28°01'51"W	213.20'
L96	S28°01'51"W	209.60'
L97	N28°01'51"E	193.64'
L98	N28°01'51"E	177.67'
L99	S28°01'51"W	161.92'
L100	S28°01'51"W	160.17'
L101	N28°01'51"E	142.38'
L102	S28°01'51"W	130.64'
L103	S61°59'30"E	82.50'
L104	N29°13'53"W	91.75'
L105	N30°41'01"W	90.85'
L106	N41°59'36"W	86.15'
L107	N59°37'47"W	108.42'
L108	S71°53'03"E	122.90'
L109	S71°53'03"E	87.36'
L110	N62°32'11"W	71.50'
L111	S58°40'56"E	68.88'
L112	S47°38'40"E	85.15'
L113	N18°16'33"W	101.05'
L114	S58°14'47"W	160.92'
L115	S52°27'08"W	44.44'
L116	N87°34'34"W	192.79'
L117	S87°34'34"E	215.11'
L118	N82°06'32"E	194.81'
L119	S24°23'40"W	133.59'
L120	S36°50'37"E	117.28'
L121	S07°09'57"W	102.58'
L122	S48°04'00"E	169.42'
L123	N57°14'00"E	130.07'
L124	S87°08'25"W	151.26'
L125	S87°09'23"W	156.32'
L126	N68°30'05"E	139.16'
L127	S36°04'43"E	28.83'
L128	S36°04'43"E	40.55'

LINE #	DIRECTION	LENGTH
L129	N61°49'12"W	63.17'
L130	S61°49'12"E	63.17'
L131	N79°35'40"E	127.68'
L132	N79°35'40"E	28.83'
L133	N68°21'14"W	147.62'
L134	S58°21'14"E	147.62'
L135	S70°23'04"E	68.42'
L136	N51°21'02"W	251.67'
L137	N73°02'32"W	115.44'
L138	N51°00'39"W	194.75'
L139	S51°00'39"E	153.65'
L140	S73°02'32"E	115.44'
L141	S51°21'02"E	251.67'
L142	S69°04'20"E	74.57'
L143	S28°01'51"W	50.00'

CURVE #	RADIUS	LENGTH	DELTA	BEARING	DISTANCE
C1	635.00'	54.24'	4°53'38"	S00°51'16"W	54.22'
C2	25.00'	37.17'	85°10'45"	S41°00'08"W	33.84'
C3	25.00'	37.20'	85°15'20"	S53°46'34"E	90.59'
C4	334.94'	321.56'	S46°49'52"E	S46°49'52"E	309.35'
C5	334.94'	321.56'	S46°49'52"E	S46°49'52"E	309.35'
C6	365.00'	289.02'	45°22'06"	S51°38'41"E	281.53'
C7	785.00'	157.09'	11°27'56"	S34°41'36"E	156.83'
C8	25.01'	38.17'	87°25'43"	S01°54'31"W	34.57'
C9	25.01'	36.98'	84°42'15"	N87°59'51"E	33.70'
C10	785.00'	33.24'	2°25'33"	S49°25'31"E	33.23'
C11	440.00'	369.03'	48°03'16"	N81°00'14"E	358.31'
C12	620.00'	116.18'	10°44'10"	S78°13'25"W	116.01'
C13	25.00'	35.75'	81°56'13"	N66°10'34"W	32.78'
C14	25.00'	0.99'	2°16'26"	N24°04'14"W	0.99'
C15	390.00'	81.95'	12°02'23"	N28°57'13"W	81.80'
C16	390.00'	85.84'	12°36'38"	N41°16'43"W	85.66'
C17	390.00'	73.31'	10°46'12"	N52°58'08"W	73.20'
C18	25.00'	22.73'	52°04'57"	N32°18'46"W	21.95'
C19	64.50'	26.35'	23°24'30"	N17°58'32"W	26.17'
C20	64.50'	70.46'	62°35'15"	N60°58'24"W	67.01'
C21	64.50'	50.78'	45°06'38"	S65°10'39"W	49.48'
C22	64.50'	49.92'	44°20'26"	S20°27'07"W	48.68'
C23	64.50'	51.64'	45°52'29"	S24°39'20"E	50.27'
C24	64.50'	15.11'	13°25'07"	S54°18'08"E	15.07'
C25	64.50'	55.64'	49°25'30"	S85°43'27"E	53.93'
C26	25.00'	22.73'	52°04'57"	S84°23'43"E	21.95'
C27	330.00'	22.65'	3°55'59"	S56°23'15"E	22.65'
C28	330.00'	179.49'	31°09'50"	S38°50'20"E	177.29'
C29	25.00'	37.67'	86°19'39"	S19°54'24"W	34.20'
C30	620.00'	89.82'	8°16'54"	S58°55'47"W	89.54'
C31	620.00'	1.02'	0°05'39"	S54°44'31"W	1.02'
C32	325.00'	124.19'	1°33'09"	S55°28'16"W	8.81'
C33	325.00'	124.19'	1°33'40"	S67°11'40"W	123.44'
C34	325.00'	178.53'	31°28'26"	N68°07'17"W	176.29'
C35	25.00'	3.53'	8°05'47"	N66°20'11"W	3.53'
C36	25.00'	19.19'	43°58'10"	N40°17'42"W	18.72'
C37	64.50'	62.19'	55°14'22"	N45°55'18"W	59.80'
C38	64.50'	67.45'	59°55'00"	S76°30'01"W	64.42'
C39	64.50'	47.10'	41°50'12"	S25°37'26"W	46.06'
C40	64.50'	42.96'	38°09'30"	S14°22'25"E	42.17'
C41	64.50'	44.97'	39°56'58"	S53°25'39"E	44.07'
C42	64.50'	27.53'	24°27'12"	S85°37'43"E	27.32'
C43	64.50'	27.71'	24°36'42"	N69°50'20"E	27.49'
C44	25.00'	22.73'	52°04'57"	N83°34'27"E	21.95'
C45	385.00'	75.55'	11°14'34"	S76°00'21"E	75.43'
C46	385.00'	96.25'	14°19'25"	S88°47'21"E	96.00'
C47	385.00'	87.25'	12°59'06"	N77°33'24"E	87.07'
C48	385.00'	109.99'	16°22'10"	N62°52'46"E	109.62'
C49	560.00'	282.43'	28°53'49"	N69°08'36"E	279.45'
C50	25.00'	28.47'	65°14'48"	S78°18'16"W	28.96'
C51	270.00'	43.69'	9°16'16"	N64°26'12"W	43.64'
C52	270.00'	39.82'	8°27'02"	N55°34'33"W	39.79'
C53	330.00'	43.73'	7°35'33"	N55°08'48"W	43.70'
C54	330.00'	76.21'	13°13'55"	N65°33'32"W	76.04'
C55	330.00'	5.00'	0°52'03"	N72°36'31"W	5.00'
C56	400.00'	70.68'	10°07'29"	N67°58'48"W	70.59'
C57	400.00'	83.12'	11°54'24"	N66°57'51"W	82.97'
C58	25.00'	3.30'	7°33'25"	N47°13'57"W	3.29'
C59	25.00'	9.15'	20°57'47"	N32°58'21"W	9.10'
C60	64.50'	60.99'	54°10'52"	N49°34'54"W	58.75'
C61	64.50'	48.54'35"	S78°52'22"W	S78°52'22"W	53.40'
C62	64.50'	19.91'	17°41'00"	S45°34'34"W	19.83'
C63	64.50'	40.96'	36°22'59"	S18°32'35"W	40.27'
C64	64.50'	42.69'	37°55'24"	S18°36'37"E	41.92'

CURVE #	RADIUS	LENGTH	DELTA	BEARING	DISTANCE
C65	64.50'	60.55'	53°47'01"	S64°27'49"E	58.35'
C66	64.50'	32.81'	29°08'38"	N74°04'21"E	32.46'
C67	25.00'	30.32'	69°28'18"	S85°45'18"E	28.50'
C68	460.00'	55.22'	6°52'39"	S54°26'59"E	55.18'
C69	460.00'	85.14'	10°36'17"	S63°11'27"E	85.02'
C70	460.00'	36.52'	4°32'56"	S70°46'04"E	36.51'
C71	270.00'	20.88'	4°25'55"	S70°49'35"E	20.88'
C72	270.00'	81.34'	17°15'36"	S59°58'50"E	81.03'
C73	330.00'	11.83'	2°03'12"	S52°22'28"E	11.83'
C74	330.00'	85.25'	14°48'08"	S60°48'18"E	85.02'
C75	15.03'	13.35'	50°53'22"	S43°34'27"E	12.91'
C76	56.50'	64.30'	65°12'18"	S50°40'43"E	60.89'
C77	56.50'	46.17'	46°49'19"	N73°18'29"E	44.90'
C78	56.50'	54.45'	55°12'44"	N22°17'27"E	52.36'
C79	15.00'	13.35'	50°59'47"	N20°10'58"E	12.91'
C80	25.00'	42.37'	97°06'13"	S20°31'14"E	37.48'
C81	25.00'	37.22'	85°16'39"	S52°53'16"E	33.86'
C82	270.00'	5.06'	1°04'29"	S09°41'42"E	5.06'
C83	270.00'	82.52'	17°30'41"	S00°24'06"E	82.20'
C84	25.00'	6.51'	14°54'50"	S15°48'39"W	6.49'
C85	25.00'	19.60'	44°55'51"	S45°44'00"W	19.11'
C86	64.50'	85.66'	76°05'23"	S30°09'13"W	79.50'
C87	64.50'	61.39'	54°32'04"	S35°01'35"E	59.10'
C88	64.50'	40.03'	35°33'24"	S80°17'56"E	39.39'
C89	64.50'	35.70'	31°42'49"	N66°15'03"E	35.25'
C90	64.50'	61.82'	54°54'42"	N22°56'17"E	59.48'
C91	64.50'	34.71'	30°50'02"	N19°56'05"W	34.29'
C92	25.00'	20.17'	46°12'57"	N12°14'38"W	19.62'
C93	330.00'	33.47'	5°48'38"	N07°57'32"E	33.45'
C94	330.00'	91.80'	15°56'20"	N02°54'57"W	91.51'
C95	25.00'	35.67'	81°45'00"	N29°59'23"E	32.72'
C96	660.00'	79.50'	6°54'06"	S01°47'26"W	79.45'
C97	885.00'	51.49'	3°20'01"	S49°40'34"E	51.49'
C98	440.00'	158.00'	20°34'28"	S85°15'21"E	157.15'
C99	440.00'	104.38'	13°35'17"	N77°39'39"E	104.13'
C100	440.00'	106.65'	13°53'17"	N63°55'15"E	106.39'
C101	25.00'	36.74'	84°12'39"	S65°02'21"E	33.52'
C102	390.00'	241.10'	35°25'14"	N40°38'38"W	237.28'
C103	64.50'	319.90'	284°09'55"	S31°38'46"W	79.27'
C104	330.00'	202.14'	35°05'49"	N40°48'20"W	199.00'
C105	620.00'	90.63'	8°22'33"	S58°52'58"W	90.55'
C106	325.00'	311.53'	54°55'14"	N82°09'19"E	299.74'
C107	25.00'	22.73'	52°04'57"	S44°20'36"E	21.95'
C108	64.50'	319.90'	284°09'55"	N19°56'56"W	79.27'
C109	385.00'	359.04'	54°55'14"	S82°09'19"E	355.07'
C110	270.00'	83.51'	17°43'18"	S60°12'41"E	83.18'
C111	330.00'	124.94'	21°41'30"	N62°11'47"W	124.19'
C112	400.00'	153.81'	22°01'53"	S62°01'36"E	152.86'
C113	25.00'	12.44'	26°31'12"	S36°45'04"E	12.32'
C114	64.50'	312.98'	278°00'30"	S18°30'17"W	84.62'
C115	460.00'	176.88'	22°01'53"	S62°01'36"E	175.79'
C116	270.00'	102.22'	21°41'30"	N62°11'47"W	101.61'
C117	330.00'	102.07'	17°43'18"	S60°12'41"E	101.66'
C118	56.50'	164.92'	167°12'21"	N78°18'16"E	112.30'
C119	270.00'	87.59'	18°35'11"	N00°56'21"W	87.20'
C120	25.00'	26.11'	59°50'41"	N38°16'35"E	24.94'
C121	64.50'	319.20'	283°33'01"	S73°34'36"E	79.82'
C122	330.00'	125.27'	21°44'58"	N00°00'38"W	124.52'
C123	25.00'	29.97'	68°41'19"	N62°22'31"E	28.21'
C124	330.00'	4.99'	0°51'58"	S68°38'21"E	4.99'

Notice of Public Hearing

Notice is hereby given that the City of Jonestown Planning and Zoning Commission and City Council will hold public hearings to receive citizen input and consider action on the following:

Zoning: Request by Matthew Delahoussaye for a zoning classification change, in accordance with Chapter 14: Zoning Code, Section 14.02.146 (b) Amendments, of the City of Jonestown Code of Ordinances, for a zoning change from Professional and Office District "O" to Business-general Commercial District "B-2" for .4638 acres of property located at 10702 Laurel Lane, Lot 69-72 Block A, Jonestown Hills Unit 2, Jonestown, Texas.

Preliminary Plat: Request by The Hollows on Lake Travis, LLC, being the owners of 154.689 acres of land located in the J.F. Carlton Survey No. 102, Abstract No. 2511, in Travis County, Texas, described by Deed of Record in Document No. 2018024745 Official Public Records, Travis County, Texas, for approval of a Preliminary Plat to subdivide 45.92 acres of land to be known as "The Hollows (The Destination on Lake Travis)" into forty-six (46) single family lots and six (6) nonresidential lots, located off Destination Way, Jonestown, Texas.

Final Plat: Request by The Hollows on Lake Travis, LLC, being the owners of 154.689 acres of land located in the J.F. Carlton Survey No. 102, Abstract No. 2511, in Travis County Texas, described by Deed of Record in Document Number 2018024745 Official Public Records, Travis County, Texas, for a final plat approval to subdivide 38.701 acres of land to be known as "The Hollows Sanctuary South Phase 2" into fifty-eight (58) single family lots and seven (7) nonresidential lots with public right of way, located entirely within Tract D off Destination Way, Jonestown TX.

Replat: Request by Ryan and Melissa Miller for a re-subdivision of 24.40 acres of land out of Tract (Lot) 34, Panoramic Hills Subdivision, a subdivision in Travis County, Texas, according to plat or map thereof as recorded in Volume 38, Page 50 of the plat records of Travis County, Texas, being the same property described in instrument of record in Document Nos. 2005105410 and 2017080599 in the official public records of Travis County, Texas.

The public hearing before the Planning and Zoning Commission will be held on Thursday, October 6, 2022, at 7:30 p.m. The public hearing before the City Council will be held on Thursday, October 13, 2022, at 6:30 p.m. Both public hearings will be held at the City of Jonestown City Council Chamber, 18649 FM 1431, Suite 3A, Jonestown, Texas.

Information concerning these requests are available for viewing at Jonestown City Hall, 18649 FM 1431, Suite 4-A, during the hours of 8:00 a.m. to 5:00 p.m., Monday through Friday. You may call 512-267-0359

Certification of Mailing

I hereby certify that I have notified the below listed property owners of the public hearing concerning the development request described in the attached public notice. This notice is in accordance with the Local Government Code, §211.007(c) and the City of Jonestown Code of Ordinances.


Signature

9/15/2022
Date of mailing

First Name	Last Name	Mailing Address	M City	M State	M Zip	Legal Description	Geo ID/Parcel Number	Property Address	P City	P State	P Zip	Property ID
Shoreline Ranch Texas LP		675 Bering Dr # 500	Houston	TX	77057	Lot 79 Marshalls Vista Subd	172700107	Canyon Hollow	Lago Vista	TX	78645	566179
Eric	Heilman	18908 Excursion Falls Way	Jonestown	TX	78645	Lot 15 Blk B Hollows Phs Iii-A The	172700406	18908 Excursion Falls Way	Jonestown	TX	78645	742186
Daka Family Trust		3903 Remington Rd	Cedar Park	TX	78613	Lot 8 Blk C Hollows Phs Iii-A The	172680227	18600 Expedition Trl	Jonestown	TX	78645	742172
Hollows Property Owners		15903 Old Burnet Rd	Lago Vista	TX	78645	Lot 1 Blk A Hollows Phs Iii-A The (Common Area)	172700201	5700 Destination Way	Jonestown	TX	78645	742174
Jeremy & Stacey	Oehman	4905 Destination Way	Jonestown	TX	78645	Lot 11 Blk C Hollows Sanctuary Sec 3	172680239	4905 Destination Way	Jonestown	TX	78645	938584

Certification of Mailing

Andrew & Mi Ja	Lee	4909 Destination way	Jonestown	TX	78645	Lot 10 Blk C Hollows Sanctuary Sec 3 Amd Lts 8-10 Blk C	172680240	4909 Destination Way	Jonestown	TX	78645	938585
Anthony & Bernadette	McAlvain	4913 Destination Way	Jonestown	TX	78645	Lot 9 Blk C Hollows Sanctuary Sec 3 Amd Lts 8-10 Blk C	172680241	4913 Destination Way	Jonestown	TX	78645	938586
Daniel Thomas & Laura	Halloran	18901 Excursion Falls Way	Jonestown	TX	78645	Lot 14 Blk B Hollows Sanctuary Sec 2	172700504	Excursion Falls Way	Jonestown	TX	78645	941365
MHI Partnership LTD		7676 Woodway Dr STE 104	Houston	TX	77063	Lot 15 Blk B Hollows Sanctuary Sec 2	172700509	Adventures PI	Jonestown	TX	78645	941372
Jones Family Trust		18612 Expedition Trl	Lago Vista	TX	78645	Lot 11 Blk C Hollows Phs Iii-A The	172680224	18612 Expedition Trl	Lago Vista	TX	78645	742169
Ryan & Lezhi	Erickson	18909 Excursion Falls Way	Jonestown	TX	78645	Lot 12 Blk B Hollows Sanctuary Sec 2	172700506	Excursion Falls Way	Jonestown	TX	78645	941367
Hollows on Lake Travis LLC Attn: Joe Pipes		6310 Lemmon Ave Ste 200	Dallas	TX	75209	Abs 2504 Sur 104 Williams W T & Var Surs Acr 58.3240	167670136	Destination Way	Jonestown	TX	78645	830491
Timothy & Martha	Geraghty	5116 Destination Way	Jonestown	TX	78645	Lot 26 Blk B Hollows Sanctuary Sec 2	172680270	Destination Way	Jonestown	TX	78645	941359

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Drees Custom Homes LP		11305 Four Points Dr Bldg 1 Ste 150	Austin	TX	78726	Lot 25 Blk B Hollows Sanctuary Sec 2	172680271	5125 Destination Way	Jonestown	TX	78645	941360
Michael & Karen	Baer	6601 Rocky Grotto Cv	Jonestown	TX	78645	Lot 34 Blk B Hollows Sanctuary Sec 2	172680262	6601 Rocky Grotto Cv	Jonestown	TX	78645	941351
Brenton & Bonnie	Heidebrecht	5101 Destination Way	Jonestown	TX	78645	Lot 28 Blk B Hollows Sanctuary Sec 2	172680268	5101 Destination Way	Jonestown	TX	78645	941357
McGuyer Land Holding LLE		8200 N Mopac Expy Ste 300	Austin	TX	78759	Hollows (Sanctuary South) Phs 1 Blk A Lot 59	172680405	Destination Way	Jonestown	TX	78645	959912
Giddens Development Inc		14000 RR 2243 W Bldg B	Leander	TX	78641	Hollows (Sanctuary South) Phs 1 Blk A Lot 55	172680401	Destination Way	Jonestown	TX	78645	959908
DFH Coventry LLC		700 Market St Bldg 3	Cedar Park	TX	78613	Lot 13 Blk B Hollows Phs Iii-A The	172700408	5409 Destination Way	Jonestown	TX	78645	742188
Bartenslager Revocable Trust		18604 Expedition Trl	Lago Vista	TX	78645	Lot 9 Blk C Hollows Phs Iii-A The	172680226	18604 Expedition Trl	Lago Vista	TX	78645	742171
Brian & Amber	Lauer	18608 Expedition Trl	Lago Vista	TX	78645	Lot 10 Blk C Hollows Phs Iii-A The	172680225	18608 Expedition Trl	Lago Vista	TX	78645	742170
James Michael & Nyla	Rogers	18605 Expedition Trl	Jonestown	TX	78645	Lot 6 Blk C Hollows Sanctuary Sec 3	172680244	18605 Expedition Trl	Jonestown	TX	78645	938589

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Tracy Don & Sheila Ann	Taylor	18609 Expedition Trl	Jonestown	TX	78645	Lot 5 Blk C Hollows Sanctuary Sec 3	172680245	18609 Expedition Trl	Jonestown	TX	78645	938590
Robert & Paula	Jones	3581 Valenza Way	Pleasanton	CA	94566	Lot 27 Blk B Hollows Sanctuary Sec 2	172680269	Destination Way	Jonestown	TX	78645	941358
Chester & Elaine	Wyzykowski	6605 Rocky Grotto Cv	Jonestown	TX	78645	Lot 33 Blk B Hollows Sanctuary Sec 2	172680263	Rocky Grotto Cv	Jonestown	TX	78645	941352
Lance	Leffingwell	6617 Rocky Grotto Cv	Jonestown	TX	78645	Lot 30 Blk B Hollows Sanctuary Sec 2	172680266	Rocky Grotto Cv	Jonestown	TX	78645	941355
Robert & Terry	Bryson	5420 Destination Way	Jonestown	TX	78645	Hollows Phs Iii-A The Replat Lots 1-5 & 15 Blk F Blk F Lot 2	172700309	5420 Destination Way	Jonestown	TX	78645	956528
Peter & Dhyana	Nied	18601 Expedition Trl	Lago Vista	TX	78645	Lot 7 Blk C Hollows Sanctuary Sec 3	172680243	18601 Expedition Trl	Lago Vista	TX	78645	938588
Kristopher & Diane	Eberhart	5133 Destination Way	Jonestown	TX	78645	Lot 24 Blk B Hollows Sanctuary Sec 2	172680272	5133 Destination Way	Jonestown	TX	78645	941361
Scot Patrick & Meredith Elaine	Lilly	1824 Portsmouth St	Houston	TX	77098	Lot 22 Blk B Hollows Sanctuary Sec 2	172700502	Destination Way	Jonestown	TX	78645	941363
Jonestown Water Supply Corporation		PO Box 5096	Jonestown	TX	78645	Jonestown Water Supply	170680128	Destination Way	Jonestown	TX	78645	953918

Certification of Mailing

						Corporation Blk A Lot 1						
Drees Custom Homes LP		6225 NSH 161 Ste 400	Irving	TX	75038	Hollows (Sanctuary South) Phs 1 Blk A Lot 57	172680403	Destination Way	Jonestown	TX	78645	959910
Moody Engineering Inc. Attn: Alan Putman P.E.		9225 Bee Caves Rd Ste 200	Austin	TX	78733							
Robert	Long	7515 Destination Way	Jonestown	TX	78645							

**City of Jonestown,
Texas**

AGENDA REPORT

Meeting Date: October 6, 2022

Agenda Item Number:

8

(City Secretary's Use Only)

Department: Development Services

Prepared by: Cynthia Jolly

Budgeted Amount: \$ 0

Date Prepared: September 28, 2022

Exhibits: Application to Replat, Engineer's Review
Plat, Engineer's compliance letter, Deed,
Legal Notice, Certification of Mailing

Subject

Re-subdivision of 24.40 acres of land out of Tract (Lot) 34, Panoramic Hills Subdivision

Recommendation

Consider approval on a request by Ryan and Melissa Miller for a re-subdivision of 24.40 acres of land out of Tract (Lot) 34, Panoramic Hills Subdivision, a subdivision in Travis County, Texas, according to plat or map thereof as recorded in Volume 38, Page 50 of the plat records of Travis County, Texas, being the same property described in instrument of record in Document Nos. 2005105410 and 2017080599 in the official public records of Travis County, Texas.

Discussion

City staff and City Engineer reviewed the Final Plat, and the City Engineer's first review letter was sent to the applicant. The applicant has provided a revised plat which addressed the City Engineer's review comments. The plat has been returned to the City Engineer for his second review to verify compliance with City ordinances. The City Engineer's approval letter will be provided upon receipt.

A notice of public hearing was published on September 15, 2022, and letters were mailed to neighboring properties. The Certificate of mailing is enclosed.

Approval By

Signature

Date

Department Head

C. Jolly

9/28/22

City Administrator

W. Jones

9/28/22

**CITY OF JONESTOWN
18649 FM 1431, SUITE 4-A
JONESTOWN, TEXAS 78645
(512) 267-3243**

SHORT FORM FINAL PLAT APPLICATION

Property Owner Ryan Miller & Melissa Miller Date 09/09/22

Street Address 414 Bloomsbury Dr

City Kyle State TX Zip Code 78640 Phone # 210-264-6160

Property Address 10670 Deer Canyon Rd, Jonestown, TX, 78645 (PID: 186691) & PID: 186692

Legal Description 24.40 acres of land out of tract (lot) 34, Panoramic Hills Subdivision

Surveyor or Engineer Information:

Name/Company Steven Womack

Phone # 512-638-0220 Fax # _____ Email swrpls@gmail.com

APPLICATION COMPONENTS:

- A copy of the deed showing **current** ownership.
- Two paper copies of plat for review.
- When the City Engineer approves the plat, provide 13 copies (5 for P&Z, 7 for Council and Administrator, and one for the file).
- Current tax certificates for City, County and School District, showing all taxes paid.
- Easement releases (original signed document for filing) from all public utilities.
- A copy of deed restrictions or covenants of the original subdivision.
- Short form plat: \$300.00 plus engineering deposit of \$550.00.

Applicant's Signature  Date 09/09/22



Staff review: Deed copy _____ Tax Certificates _____

Easement Releases: PEC _____ JWSC _____ TW _____ AT&T _____

Engineer's favorable review letter _____

Verified by _____ Date _____

September 29, 2022

Cynthia Jolly
Development Services Coordinator
City of Jonestown
P.O. Box 5023
Jonestown, Texas 78645

Re: Replat of Tract 4 of Panoramic Hills Subdivision
Project #22-P-317-P
Plat Submittal #2

Dear Ms. Jolly:

We have performed a review of the above referenced plat in accordance with the Jonestown, Texas Subdivision Ordinance Chapters 10 and 14.

All comments have been addressed and the plat appears to be in compliance with the Ordinance.

Please have the applicant submit an AutoCAD file of the plat as required.

This completes our review comments on the referenced subdivision. Please call if you should have any questions regarding this review.

Sincerely,



A.J. Gironde III, P.E.
AJG/s

Replat of Tract 34, Panoramic Hills Subdivision

TRAVIS COUNTY, TEXAS

24.40 ACRES OF LAND OUT OF TRACT (LOT) 34, PANORAMIC HILLS SUBDIVISION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN VOLUME 38, PAGE 50 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, BEING THE SAME PROPERTY DESCRIBED IN INSTRUMENT OF RECORD IN DOCUMENT NOS. 2005105410 & 2017080599 IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

Chapter 482.204(f)

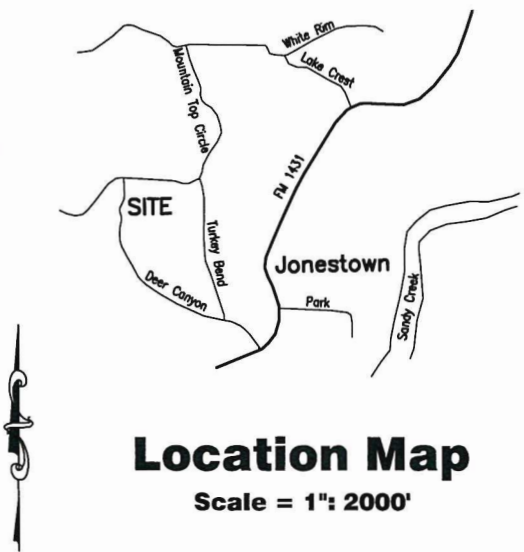
TRAVIS COUNTY CONSUMER PROTECTION NOTICE FOR HOMEBUYERS

IF YOU ARE BUYING A LOT OR HOME, YOU SHOULD DETERMINE WHETHER IT IS INSIDE OR OUTSIDE THE CITY LIMITS.

DEPENDING ON STATE LAW AND OTHER FACTORS, LAND OUTSIDE THE CITY LIMITS MAY BE SUBJECT TO FEWER LOCAL GOVERNMENT CONTROLS OVER THE DEVELOPMENT AND USE OF LAND THAN INSIDE THE CITY LIMITS.

BECAUSE OF THIS, LOCAL GOVERNMENT MAY NOT BE ABLE TO RESTRICT THE NATURE OR EXTENT OF DEVELOPMENT NEAR THE LOT OR HOME NOR PROHIBIT NEARBY LAND USES THAT ARE INCOMPATIBLE WITH A RESIDENTIAL NEIGHBORHOOD.

THIS CAN AFFECT THE VALUE OF YOUR PROPERTY. TRAVIS COUNTY REQUIRES THIS NOTICE TO BE PLACED ON SUBDIVISION PLATS. IT IS NOT A STATEMENT OR REPRESENTATION OF THE OWNER OF THE PROPERTY, THE SUBDIVIDER, OR THEIR REPRESENTATIVES.



Steven Warner Womack, RPLS, PLS, NCEES
National Council of Examiners for Engineering and Surveying #1928
Texas Registered Professional Land Surveyor #5025
North Carolina Registered Professional Land Surveyor #L-5043
E-Mail: SWRPLS@gmail.com Phone/Fax: (512) 638-0220

Replat of Tract 34, Panoramic Hills Subdivision

TRAVIS COUNTY, TEXAS
24.40 ACRES OF LAND OUT OF TRACT (LOT) 34, PANORAMIC HILLS SUBDIVISION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN VOLUME 38, PAGE 50 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, BEING THE SAME PROPERTY DESCRIBED IN INSTRUMENT OF RECORD IN DOCUMENT NOS. 2005105410 & 2017080599 IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

SCALE: 1" = 100' DATE: 08-17-22
FIELD BOOK:
DRAWN BY: STAFF
FILE NAME: 17-019 PLAT
APPROVED BY: STAFF
PROJECT NO: 17-019

SHEET

1

OF

3

Replat of Tract 34, Panoramic Hills Subdivision

TRAVIS COUNTY, TEXAS

24.40 ACRES OF LAND OUT OF TRACT (LOT) 34, PANORAMIC HILLS SUBDIVISION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN VOLUME 38, PAGE 50 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, BEING THE SAME PROPERTY DESCRIBED IN INSTRUMENT OF RECORD IN DOCUMENT NOS. 2005105410 & 2017080599 IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

LOTS: 4
ACREAGE: 24.40
L.F. OF NEW STREETS: 0

OWNERS:
Ryan & Melissa Miller
414 Bloomsbury
Kyle, Texas 78640

SURVEYOR:
STEVE WOMACK
10703 SIERRA OAKS
AUSTIN, TEXAS 78759
PHONE: (512) 638-0220

Steven Warner Wornack, RPLS, PLS, NCEES
National Council of Examiners for Engineering and Surveying #1928
Texas Registered Professional Land Surveyor #5025
North Carolina Professional Land Surveyor # L-5043
E-Mail: SWRPLS@gmail.com Phone/Text: (512) 638-0220

Replat of Tract 34, Panoramic Hills Subdivision

TRAVIS COUNTY, TEXAS

24.40 ACRES OF LAND OUT OF TRACT (LOT) 34, PANORAMIC HILLS SUBDIVISION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN VOLUME 38, PAGE 50 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, BEING THE SAME PROPERTY DESCRIBED IN INSTRUMENT OF RECORD IN DOCUMENT NOS. 2005105410 & 2017080599 IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

SCALE: 1" = 100' DATE: 08-17-22

FIELD BOOK:

DRAWN BY: STAFF

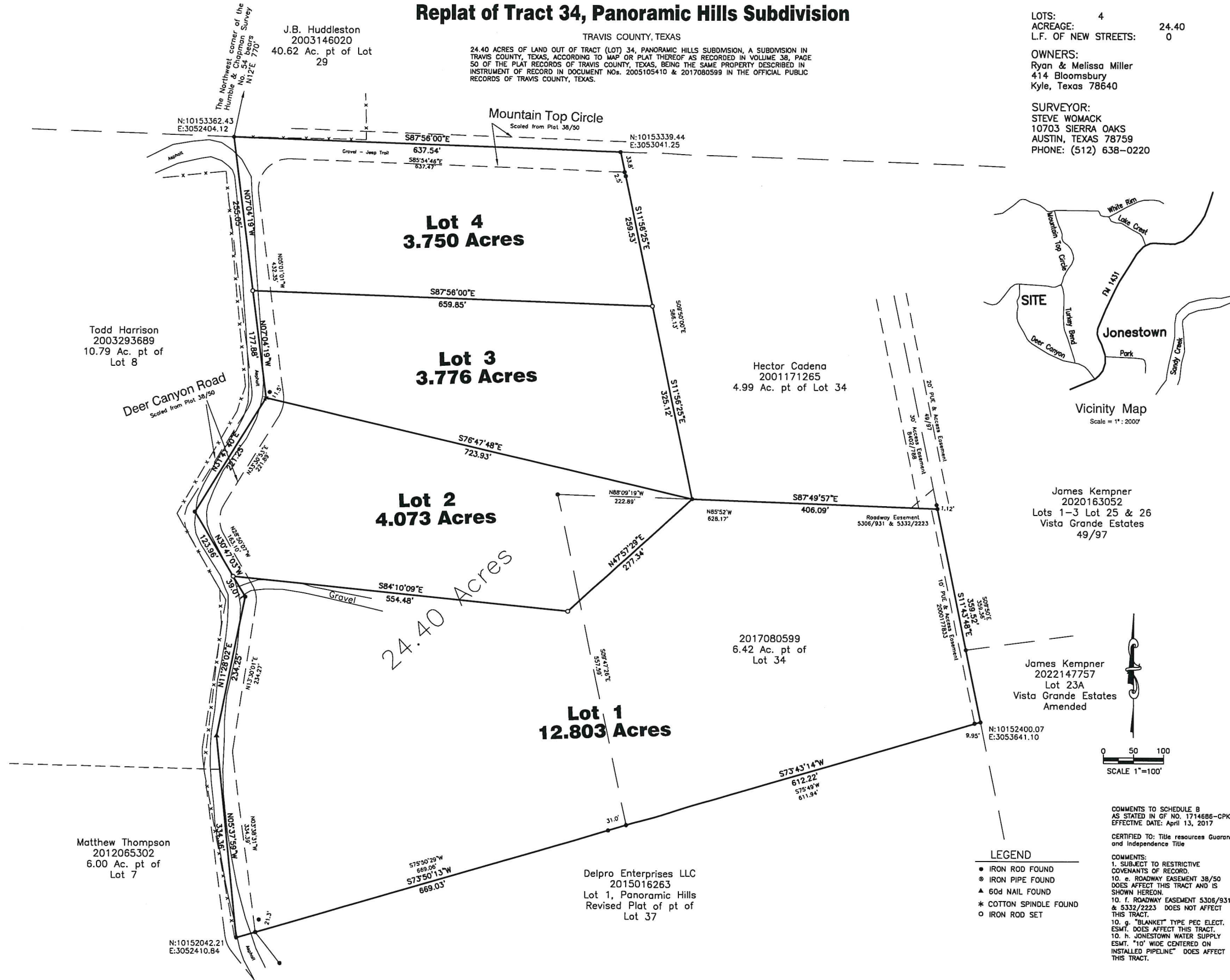
FILE NAME: 17-019 PLAT

APPROVED BY: STAFF

PROJECT NO: 17-019

SHEET

2
OF **3**



STATE OF TEXAS
COUNTY OF TRAVIS
KNOW ALL MEN BY THESE PRESENTS:

THE UNDERSIGNED OWNERS DO HEREBY SUBDIVIDE 24.40 ACRES OF LAND OUT OF TRACT (LOT) 34, PANORAMIC HILLS SUBDIVISION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN VOLUME 38, PAGE 50 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, BEING THE SAME PROPERTY DESCRIBED AND CONVEYED TO US BY INSTRUMENT OF RECORD IN DOCUMENT NOS. 2005105410 & 2017080599 IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, IN ACCORDANCE WITH THIS PLAT AND TEXAS LOCAL GOVERNMENT CODE 232, TO BE KNOWN AS "Replat of Tract 34, Panoramic Hills Subdivision", SUBJECT TO THE COVENANTS AND RESTRICTIONS SHOWN HEREON.

Ryan Miller
414 Bloomabury
Kyle, Texas 78840

Melissa Miller
414 Bloomabury
Kyle, Texas 78840

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RYAN MILLER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL THIS THE _____ DAY OF _____, 20____ A.D.

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MELISSA MILLER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL THIS THE _____ DAY OF _____, 20____ A.D.

NOTARY PUBLIC IN AND FOR
THE STATE OF TEXAS

NOTES:

1. PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS ON ANY LOT IN THIS SUBDIVISION, BUILDING PERMITS WILL BE OBTAINED FROM THE CITY OF JONESTOWN.
2. BUILDING SETBACKS TO BE OBTAINED FROM THE CITY OF JONESTOWN MUST BE OBSERVED ON THE NEW LOTS.
3. NO PERMIT TO BE ISSUED WITHOUT LCRA SEPTIC (OSSF) APPLICATION.
4. NO AUXILIARY STRUCTURE IS TO BE BUILT ON INSTALLED WITH THE PRIMARY STRUCTURE, A FENCE IS CONSIDERED A STRUCTURE AND REQUIRES A PERMIT.
5. A SITE PLAN MUST BE PRESENTED BEFORE ANY CLEARING OR CONSTRUCTION CAN BEGIN.
6. IMPERVIOUS COVER SHALL NOT EXCEED 40% OF THE TOTAL LOT AREA.
7. ALL PROPERTY IS SUBJECT TO THE LOWER COLORADO RIVER AUTHORITY'S HIGHLAND LAKES WATERSHED ORDINANCE, WRITTEN NOTIFICATION AND/OR PERMITS ARE REQUIRED PRIOR TO COMMENCING ANY DEVELOPMENT ACTIVITIES. CONTACT LCRA WATERSHED MANAGEMENT AT 1.800.776.5272 EXTENSION 2324 FOR MORE INFORMATION.

ON SITE WASTEWATER SYSTEM NOTE:

EACH AND EVERY WASTEWATER FACILITY INSTALLED WITHIN THE LOWER COLORADO RIVER AUTHORITY'S WATER QUALITY ZONE AS IT RELATES TO THIS SUBDIVISION MUST BE PERMITTED, INSPECTED AND LICENSED FOR OPERATION UNDER THOSE TERMS, STANDARDS AND REQUIREMENTS OF THE TEXAS NATURAL RESOURCE CONSERVATION COMMISSION AND LCRA AS ARE IN EFFECT AT THE TIME SUCH APPLICATIONS FOR PERMITS AND LICENSES ARE MADE. CERTAIN SINGLE FAMILY RESIDENTIAL LOTS MAY REQUIRE PROFESSIONALLY DESIGNED WASTEWATER DISPOSAL SYSTEMS DUE TO TOPOGRAPHICAL, GEOLOGICAL AND WATER WILL CONSIDERATIONS.

ALL RECORDED RESTRICTIVE COVENANTS, RESTRICTIONS AND EASEMENTS FROM THE PREVIOUS SUBDIVISION APPLY TO THIS AMENDED PLAT.

THIS PLAT HAS BEEN SUBMITTED AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF JONESTOWN, TEXAS AND IS HEREBY ACCEPTED AND RECOMMENDED FOR APPROVAL BY THE CITY COUNCIL.

ANN YAKIMOWICZ
CHAIRPERSON, PLANNING AND ZONING COMMISSION

DATE

CITY COUNCIL APPROVAL:

MR. PAUL JOHNSON
MAYOR OF JONESTOWN

DATE

Water Usage Notes:

1. THE WATER SUPPLY FOR THIS SUBDIVISION WILL BE SERVED BY JONESTOWN WSC OR INDIVIDUALLY-OWNED GROUNDWATER WELLS. WATER WELLS IN THIS AREA HAVE DEMONSTRATED HISTORICALLY THAT WATER MAY OR MAY NOT BE READILY AVAILABLE AT ALL TIMES. INFORMATION ON THE AVAILABLE SUPPLY OF GROUNDWATER AND ITS QUALITY IS AVAILABLE TO PROSPECTIVE PURCHASERS OF LOTS IN THIS SUBDIVISION IS AVAILABLE IN THE OFFICE OF THE COUNTY CLERK OF TRAVIS COUNTY GOVERNMENT COUNTY, TEXAS 482.204(c)(25)(D).
2. THE DRILLING OF MORE THAN ONE WELL ON EACH LOT IS PROHIBITED UNLESS APPROVED BY THE COUNTY.
3. FURTHER SUBDIVISION OF LOTS IS PROHIBITED FOR FIVE YEARS FOLLOWING THE FILING OF THE PLAT (482.214).
4. THE USE OF GROUNDWATER FROM A WELL IN THE SUBDIVISION TO SUPPLY SOURCES OTHER THAT THE SUBDIVISION IS PROHIBITED, EXCEPT IN THE EVENT OF FIRE OR OTHER EMERGENCY THE COUNTY DETERMINES TO BE TEMPORARY (482.214).

Travis County On-Site Wastewater Program Plat Notes

1. No structure in this subdivision shall be occupied until connected to a public sewer system or a private on-site wastewater (septic) system that has been approved and licensed for operation by the Travis County On-Site Wastewater Program.
2. This subdivision is subject to all the terms and conditions of Chapter 44B, Travis County Code, Rules of Travis County, Texas for On-Site Sewage Facilities. These rules require, among other things, that a construction permit be obtained from Travis County before an on-site sewage facility can be constructed, altered, modified, or repaired in the subdivision and that a license to operate be obtained from Travis County before an on-site sewage facility can be operated in the subdivision.
3. Each residential lot in this subdivision is restricted to no more than one single family dwelling per acre.
4. These restrictions are enforceable by the Travis County On-Site Wastewater Program.

Brandon Couch, D.R. #OS0029465
On-site Wastewater, Travis County TNR

DATE

METES AND BOUNDS FIELD NOTE LEGAL DESCRIPTION:

24.40 ACRES OF LAND OUT OF TRACT (LOT) 34, PANORAMIC HILLS SUBDIVISION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN VOLUME 38, PAGE 50 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, BEING THE SAME PROPERTY DESCRIBED IN INSTRUMENT OF RECORD IN DOCUMENT NOS. 2017080796 & 2017080599 IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SHOWN ON THE ATTACHED SKETCH:
Beginning at an iron rod found on the westerly edge of the asphalt surface of Deer Canyon Road at the easterly interior ell corner of a 6.00 acre tract conveyed to Matthew Thompson by instrument of record in Document No. 2012065302, being also the southwest corner of Tract 34 referenced above, for the southwest corner and the Point of Beginning of the herein described tract;
Thence N 05 deg 37 min 59 sec W 334.38 feet to a MAG Nail set in the asphalt surface of Deer Canyon Road, for a westerly corner of the herein described tract;
Thence N 11 deg 28 min 02 sec E 234.25 feet to an iron rod found near the easterly edge of the asphalt surface of said road, for an interior ell corner of the herein described tract;
Thence N 30 deg 47 min 03 sec W 182.97 feet to an iron rod found near the westerly edge of the asphalt surface of the said road, for a westerly corner of the herein described tract;
Thence N 31 deg 41 min 40 sec E 221.25 feet to an iron rod found near the easterly edge of the asphalt surface of the said road, for an interior ell corner of the herein described tract;
Thence N 07 deg 04 min 19 sec W 432.93 feet to an iron rod set in a wire fence line at the northwest corner of the referenced Tract 34, being also the northeast corner of a 10.79 acre tract conveyed to Todd Harrison by instrument of record in Document No. 2003293689, being also on the south line of Tract 29, for the northwest corner of the herein described tract;
Thence S 87 deg 58 min 00 sec E 637.54 feet to an iron rod found in the jeep-trail like surface of Mountain Top Circle, being the northwest corner of a 4.99 acre tract conveyed to Hector Godena by instrument of record in Document No. 2001171285, for the northeast corner of the herein described tract;
Thence S 11 deg 56 min 25 sec E 584.65 feet to an iron rod found at the southwest corner of the said 4.99 acre tract, for an interior ell corner of the herein described tract;
Thence S 87 deg 49 min 57 sec E 406.08 feet to an iron rod found at the southeast corner of the said 4.99 acre tract, being also on the westerly line of Visto Grande Estates Subdivision, for the eastmost northeast corner of the herein described tract;
Thence S 11 deg 43 min 48 sec E 359.52 feet to an iron rod found at the northeast corner of Lot 1, Panoramic Hills, for the southeast corner of the herein described tract;
Thence S 73 deg 43 min 14 sec W 612.22 feet to an iron rod found and S 73 deg 50 min 13 sec W 669.03 feet to the Point of Beginning and containing 24.40 acres of land, more or less.

NO PORTION OF THE SURVEY, AS SHOWN HEREON, LIES WITHIN THE LIMITS OF A FLOOD HAZARD AREA OR WITHIN THE LIMITS OF THE 100 YEAR FLOOD AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, AS SHOWN ON FEMA FLOOD PANEL NO. 48453C02101, EFFECTIVE DATE 1/22/20 FOR TRAVIS COUNTY, TEXAS.

THIS TRACT IS NOT IN THE EDWARDS AQUIFER RECHARGE ZONE.

I, STEVEN W. WOMACK, A REGISTERED PROFESSIONAL LAND SURVEYOR, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN HEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, IN ACCORDANCE WITH THE SUBDIVISION CODE OF THE CITY OF JONESTOWN AND IN ACCORDANCE WITH SECTION 232.001, LOCAL GOVERNMENT CODE OF TEXAS, THAT THE FIELD NOTES SHOWN HEREON CLOSE AND THAT ALL EXISTING EASEMENTS OF RECORD ARE SHOWN HEREON.

STEVEN W. WOMACK
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5025

DATE



STANDARD PLAT NOTES

General Plat Notes:

- 1.This subdivision is wholly contained with the Jurisdiction of Travis County, Texas.
- 2.All eosements on private property shall be maintained by the property owner or his or her assigns.
- 3.In addition to the easement shown hereon, a ten (10') foot wide public utility easement is dedicated along and adjacent to all right-of-way and a two and a half (2.5') foot wide public utility easement is dedicated along all side lot lines.
- 4.No driveway shall be constructed closer than 50' or 60% of parcel frontage, whichever is less, to the ROW of an intersecting local or collector street or 100' or 60% of parcel frontage, whichever is less, to the ROW of an intersecting arterial street.
5. A Travis County Site Development Permit is required prior to any site development.
6. Water is supplied by Jonestown WSC or individual private wells.
7. Wastewater disposal is provided by individual OSSF systems.
8. All existing or future easements on private property shall be maintained by the owner and/or his/her assigns.
9. The Owner of this subdivision, and his/her successors and assigns, assume responsibility for the plans for the construction of subdivision improvements which comply with applicable codes and requirements of Travis County. The Owner understands and acknowledges that plot vocation or re-plotting may be required at the owner's sole expense if plans to construct this subdivision do not comply with such codes and requirements.
10. Erosion/sedimentation controls are required for all construction on each lot including single family and duplex construction pursuant to the land development code and the environmental criteria manual.
11. Prior to construction on lots in this subdivision, drainage plans will be submitted to Travis County for review. Rainfall runoff shall be held to the amount existing at undeveloped status by bonding or other approved methods. All proposed construction or site alteration requires the approval of a separate development permit.
12. Before beginning construction activities on a subdivision Lot, the owner must obtain a Travis County development permit and, when applicable, obtain and implement a stormwater pollution prevention plan (SWP3). The SWP3 requires implementation of temporary and permanent best management practices, including erosion and sediment controls, for protection of stormwater runoff quality, in accordance with the Travis County code.
13. By approving this plat Travis County assumes no obligation to construct any infrastructure in connection with this subdivision. The infrastructure required for the development of the lots in this subdivision is the responsibility of the developer and/or the owners of the lots. Failure to construct any required infrastructure to County standards may be just the cause for the County to deny applications for certain development permits including building permits, site plan approvals, and/or certificates of occupancy."
14. Building setbacks shall conform to Travis County requirements.

STATE OF TEXAS
COUNTY OF TRAVIS

I, Rebecca Guerrero, CLERK OF THE COUNTY COURT, OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT ON THE _____ DAY OF _____, 20____ A.D., THE COMMISSIONERS' COURT OF TRAVIS COUNTY, TEXAS, PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT, AND THAT SAID ORDER WAS DULY ENTERED IN THE MINUTES OF SAID COURT.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY COURT OF SAID COUNTY, THIS _____ DAY OF _____, 20____ A.D.

Rebecca Guerrero, COUNTY CLERK, TRAVIS COUNTY, TEXAS

DEPUTY

In approving this plat, the Commissioners Court of Travis County, Texas, assumes no obligation to build the streets, roads, and other public thoroughfares shown on this plat or any bridges or culverts in connection therewith. The building of all streets, roads, and other public thoroughfares shown on this plat, and all bridges and culverts necessary to be constructed or placed in such streets, roads, or other public thoroughfares or in connection therewith, is the responsibility of the owner and/or developer of the tract of land covered by this plat in accordance with plans and specifications prescribed by the Commissioners Court of Travis County, Texas.

The Owner(s) of the Subdivision shall construct the Subdivision's street and drainage improvements (the "Improvements") to County Standards in order for the County to accept the public improvements for maintenance or to release fiscal security posted to secure private improvements. To secure this obligation, the Owner(s) must post fiscal security with the County in the amount of the estimated cost of the Improvements. The Owner(s)' obligation to construct the improvements to County Standards and to post the fiscal security to secure such construction is a continuing obligation binding on the Owners and their successors and assigns until the public improvements have been accepted for maintenance by the County, or the private improvements have been constructed and are performing to County Standards.

The authorization of this plat by the Commissioners Court for filing or the subsequent acceptance for maintenance by Travis County, Texas, of roads and streets in the subdivision does not obligate the County to install street name signs or erect traffic control signs, such as speed limit, stop signs, and yield signs, which is considered to be a part of the developer's construction.

STATE OF TEXAS
COUNTY OF TRAVIS

I, Rebecca Guerrero, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 20____ A.D. AT _____ O'CLOCK ____ M., DULY RECORDED ON THE _____ DAY OF _____, 20____ A.D. AT _____ O'CLOCK ____ M., OF SAID COUNTY AND STATE IN DOCUMENT NUMBER _____ OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS _____ DAY OF _____, 20____ A.D.

Rebecca Guerrero, COUNTY CLERK
TRAVIS COUNTY, TEXAS

DEPUTY

Replat of Tract 34, Panoramic Hills Subdivision

TRAVIS COUNTY, TEXAS
24.40 ACRES OF LAND OUT OF TRACT (LOT) 34, PANORAMIC HILLS SUBDIVISION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN VOLUME 38, PAGE 50 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, BEING THE SAME PROPERTY DESCRIBED IN INSTRUMENT OF RECORD IN DOCUMENT NOS. 2005105410 & 2017080599 IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

SCALE: 1" =100' DATE: 08-17-22

FIELD BOOK:

DRAWN BY: STAFF

FILE NAME: 17-019 PLAT

APPROVED BY: STAFF

PROJECT NO: 17-019

SHEET

3

OF

3

Steven Warner Womack, RPLS, PLS, NCEES
National Council of Examiners for Engineering and Surveying #1928
Texas Registered Professional Land Surveyor #5025
North Carolina Professional Land Surveyor # L-5043
E-Mail: SWRPLS@gmail.com Phone/Text: (512) 638-0220

Steven Warner Womack, RPLS, PLS, NCEES

National Council of Examiners for Engineering and Surveying #1928
Texas Registered Professional Land Surveyor #5025
North Carolina Professional Land Surveyor #L-5043
E-Mail: SWRPLS@Gmail.com
(512) 638-0220

Sept. 28, 2022

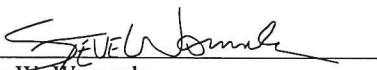
Cynthia Jolly
Development Services Coordinator
City of Jonestown
P.O. Box 5023
Jonestown, Texas 78645

Response Letter to comments dated Sept. 19, 2022

Re: Replat of Tract 4 of Panoramic Hills Subdivision
Project #22-P-317-P
Plat Submittal #1

1. The location map shall be at a scale of 1 inch = 2000 feet. [Chapter 10.02.045 (c), (1), (C)]
Done.
2. Show all existing and proposed easements for the lots on the plat [Chapter 10.02.045 (c), (1), (D)]
Done.
3. Provide the owners names and, respective deed or plat references for all properties within 300 feet of the platted lots. This includes the lots within Vista Grande Estates. [Chapter 10.02.045 (c), (1), (E)]
Done.
4. Provide x and y coordinates for 4 corners of the subdivision using the State Plane Coordinate System [Chapter 10.02.045 (c), (1), (A)]
Done.
5. Locate at least one (1) corner of the subdivision with respect to a corner of the original survey of which it is a part. [Chapter 10.02.045 (c), (3), (C)].
Done.
6. Provide the building setback lines for the amended lot on the plat. [Chapter 10.02.045 (c), (4), (F)]
See Note 14.
7. Note 1 on Sheet 3 should also state the property is within the City Limits of Jonestown, TX.
The site is not within the City limits.
8. Provide a response letter delineating how each comment was addressed.
9. Upon approval, a copy of the plat in AutoCAD format must be provided for updating the City map.

There have been no other changes.


Steven W. Womack
Registered Professional Land Surveyor
No. 5025, State of Texas



10703 Sierra Oaks — Austin — Texas - 78759

Page 1 of 1

04
66 # 2516 002687 / p.c.m.



WD
5 PGS

2005105410

WARRANTY DEED WITH VENDOR'S LIEN

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Date: June 3, 2005

Grantor: J.B. Huddleston, Sr. and Sue C. Huddleston, as Trustees for The J.B. Huddleston, Sr. and Sue C. Huddleston Revocable Living Trust

Grantor's Mailing Address:

20698 Deer Canyon, Jonestown, Texas, 78645

Grantee: Glenn W. Atkinson, Jr.

Grantee's Mailing Address:

1413 Huge Oaks, Houston, Texas, 77055

Consideration:

Ten and No/100 Dollars and other good and valuable consideration the receipt of which is hereby acknowledged and a note of even date that is in the principal amount of \$142,757.00 and is executed by Grantee, payable to the order of J.B. Huddleston, Sr. and Sue C. Huddleston, as Trustees for The J.B. Huddleston, Sr. and Sue C. Huddleston Revocable Living Trust. The note is secured by a vendor's lien retained in favor of J.B. Huddleston, Sr. and Sue C. Huddleston, as Trustees for The J.B. Huddleston, Sr. and Sue C. Huddleston Revocable Living Trust in this deed and by a deed of trust of even date from Grantee to Robert J. Wilson, Trustee.

Property (including any improvements):

Being 17.969 acres of land, more or less, out of Lot 34, Panoramic Hills, an Addition in Travis County, Texas, according to the map or plat recorded in Book 38, Page 50, Plat Records of Travis County, Texas. Same being more particularly described in Exhibit "A" attached hereto.

Reservations from Conveyance:

For Grantor and Grantor's heirs, successors, and assigns forever, a reservation of an undivided one-half of all oil, gas, and other minerals in and under and that may be produced from the Property. If the mineral estate is subject to existing production or an existing lease, the production, the lease, and the benefits from it are allocated in proportion to ownership in the mineral estate.

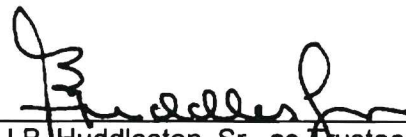
Exceptions to Conveyance and Warranty:

Subject to the easements, restrictions, covenants, mineral rights and conditions of record against the hereinbefore described property, if any.

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators, successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

The vendor's lien against and superior title to the property are retained until each note described is fully paid according to its terms, at which time this deed shall become absolute.

When the context requires, singular nouns and pronouns include the plural.



J.B. Huddleston, Sr., as Trustee for The J.B. Huddleston, Sr. and Sue C. Huddleston Revocable Living Trust



Sue C. Huddleston, as Trustee for The J.B. Huddleston, Sr. and Sue C. Huddleston Revocable Living Trust

THE STATE OF TEXAS
COUNTY OF TRAVIS

This instrument was acknowledged before me on the 3rd day of June, A.D., 2005 by J.B. Huddleston and Sue C. Huddleston as Trustees for The J.B. Huddleston Sr. and Sue C. Huddleston Revocable Living Trust.



Benadine P. Allen

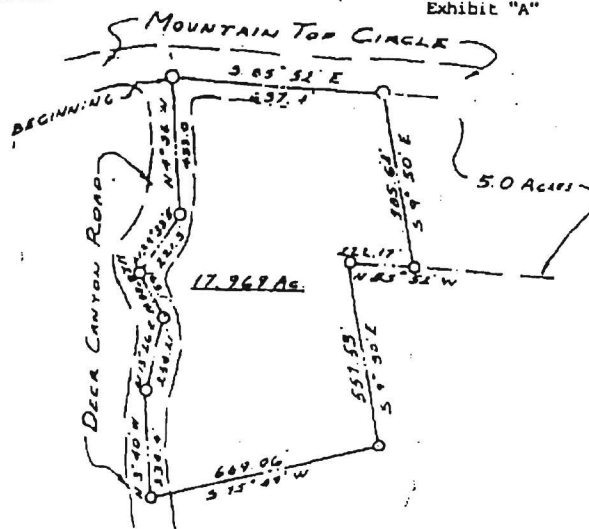
Notary Public, State of Texas

PREPARED IN THE LAW OFFICE OF:
Wilson, Sterling & Russell, L.L.P.
9951 Anderson Mill Road, Suite 200
Austin, Texas 78750
688-015 (Atkinson)

AFTER RECORDING RETURN TO:
Wilson, Sterling & Russell, L.L.P.
9951 Anderson Mill Road, Suite 200
Austin, Texas 78750

Willis E Associates Engineers
Box 366
Marble Falls, Texas

Exhibit "A"



STATE OF TEXAS:
COUNTY OF TRAVIS:

Field notes of a 17.969 acre tract of land out of the Humble and Chapman Survey No. 54, Travis County, Texas also being a portion of Tract No. 34 of Panoramic Hills Subdivision which is recorded in Volume 38, Page 50 of the Travis County Plat Records and being a portion of that certain 24.7 acre tract conveyed by Andrew E. Buntyn et ux. to George E. Hatfield, Trustee, by Warranty Deed which is recorded in Volume 5, 306, Page 990 of the Travis County Deed Records.

Beginning at a steel stake at the intersection of Mountain Top Circle, a community road, with Deer Canyon Road; said point being the Northwest corner of said Tract 34 of Panoramic Hills Subdivision; also being the Northwest corner of said 24.7 acre tract, from which point the most Northwesterly corner of the Humble and Chapman Survey No. 54 bears N 10° 50' E 780.4 ft.,

Thence with said Mountain Top Circle and the North line of Tract 34 and the North line of said 24.7 acre tract S 85° 52' E 637.4 ft. to a steel stake therein,

Thence S 09° 50' E at 33.74 ft., the Northwest corner of a 5.0 acre tract, in all 585.64 ft., a steel stake at the Southwest corner of same,

Thence N 85° 52' W 222.17 ft. to a steel stake,

Thence S 09° 50' E 557.53 ft. to a steel stake in the South line of said Tract 34, also being the South line of said 24.7 acre tract,

Thence along said South line S 75° 49' W 669.06 ft. to a steel stake in the Deer Canyon Road, said point being the Southwest corner of said Tract 34 of Panoramic Hills Subdivision and the Southwest corner of said 24.7 acre tract,

Thence with the meanders of said Deer Canyon Road as follows:

N 03° 40' W 334.4 ft., N 13° 26' E 234.21 ft.,
N 28° 48' W 163.1 ft., N 33° 33' E 221.3 ft., and
N 04° 58' W 433.0 ft. to the place of beginning.

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

2005 Jun 14 03:39 PM 2005105410

EVANSK \$22.00

DANA DEBEAUVOIR COUNTY CLERK

TRAVIS COUNTY TEXAS

Recorders Memorandum-At the time of recordation this instrument was found to be inadequate for the best reproduction, because of illegibility, carbon or photocopy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.

Notice of Public Hearing

Notice is hereby given that the City of Jonestown Planning and Zoning Commission and City Council will hold public hearings to receive citizen input and consider action on the following:

Zoning: Request by Matthew Delahoussaye for a zoning classification change, in accordance with Chapter 14: Zoning Code, Section 14.02.146 (b) Amendments, of the City of Jonestown Code of Ordinances, for a zoning change from Professional and Office District "O" to Business-general Commercial District "B-2" for .4638 acres of property located at 10702 Laurel Lane, Lot 69-72 Block A, Jonestown Hills Unit 2, Jonestown, Texas.

Preliminary Plat: Request by The Hollows on Lake Travis, LLC, being the owners of 154.689 acres of land located in the J.F. Carlton Survey No. 102, Abstract No. 2511, in Travis County, Texas, described by Deed of Record in Document No. 2018024745 Official Public Records, Travis County, Texas, for approval of a Preliminary Plat to subdivide 45.92 acres of land to be known as "The Hollows (The Destination on Lake Travis)" into forty-six (46) single family lots and six (6) nonresidential lots, located off Destination Way, Jonestown, Texas.

Final Plat: Request by The Hollows on Lake Travis, LLC, being the owners of 154.689 acres of land located in the J.F. Carlton Survey No. 102, Abstract No. 2511, in Travis County Texas, described by Deed of Record in Document Number 2018024745 Official Public Records, Travis County, Texas, for a final plat approval to subdivide 38.701 acres of land to be known as "The Hollows Sanctuary South Phase 2" into fifty-eight (58) single family lots and seven (7) nonresidential lots with public right of way, located entirely within Tract D off Destination Way, Jonestown TX.

Replat: Request by Ryan and Melissa Miller for a re-subdivision of 24.40 acres of land out of Tract (Lot) 34, Panoramic Hills Subdivision, a subdivision in Travis County, Texas, according to plat or map thereof as recorded in Volume 38, Page 50 of the plat records of Travis County, Texas, being the same property described in instrument of record in Document Nos. 2005105410 and 2017080599 in the official public records of Travis County, Texas.

The public hearing before the Planning and Zoning Commission will be held on Thursday, October 6, 2022, at 7:30 p.m. The public hearing before the City Council will be held on Thursday, October 13, 2022, at 6:30 p.m. Both public hearings will be held at the City of Jonestown City Council Chamber, 18649 FM 1431, Suite 3A, Jonestown, Texas.

Information concerning these requests are available for viewing at Jonestown City Hall, 18649 FM 1431, Suite 4-A, during the hours of 8:00 a.m. to 5:00 p.m., Monday through Friday. You may call 512-267-0359

Certification of Mailing

I hereby certify that I have notified the below listed property owners of the public hearing concerning the development request described in the attached public notice. This notice is in accordance with the Local Government Code, §211.007(c) and the City of Jonestown Code of Ordinances.

Max Allen
Signature

9/15/22
Date of mailing

First Name	Last Name	Mailing Address	M City	M State	M Zip	Legal Description	Geo ID/Parcel Number	Property Address	P City	P State	P Zip	Property ID
Delpo Enterprises LLC Series B		4300 Speedway #4750	Austin	TX	78751	Lot 3 Panoramic Hills Subd Revised Plat Of A Pt Of Lot 37	188600119	10638 Deer Canyon Rd	Jonestown	TX	78645	786549
Heirloom LLC		4118 Green Vista Pl	Round Rock	TX	78665	Lot 4 Panoramic Hills Subd Revised Plat Of A Pt Of Lot 37	188600120	10644 Deer Canyon Rd	Jonestown	TX	78645	786550
Larry Joe	Morris	5753 Hwy 85 N	Crestview	FL	32536	16.055 Acr Of Trt 7 Panoramic Hills	188600404	10629 Deer Canyon Rd	Jonestown	TX	78645	544036
Todd & Melody	Harrison	927 Tallow Trl	Cedar Park	TX	78613	10.790A Of Lot 8 Panoramic Hills	192670404	10705 Deer Canyon Rd	Jonestown	TX	78645	566700
Hector M	Cadena	10904 Panoramic View	Jonestown	TX	78645	4.990Ac Of Lot 34 Panoramic Hills	192670503	10904 Panoramic View	Jonestown	TX	78645	186693

Certification of Mailing

Francis Y	Huang	9555 Legend Isle Dr	San Antonio	TX	78254	Lot 23A Blk 35 Vista Grande Estates Amd Lts 22-24 Blk 35	188600125	Turkey Bend Dr	Jonestown	TX	78645	913809
Joel & Wanida	Stegall	8205 Yaupon Dr	Austin	TX	78759	Lot 4 Blk 35 Vista Grande Estates	190600404	10927 Panoramic View	Jonestown	TX	78645	186022
Derrick & Kumpa	Truong	404 Buttercup Creek Blvd #24	Cedar Park	TX	78613	Lot 27 Blk 35 Vista Grande Estates	190600408	10902 Turkey Bend Dr	Jonestown	TX	78645	186026
James & Wallis	Kepner	10917 Panoramic View	Jonestown	TX	78645	Lot 1-3 Lot 25 & 26 Blk 35 Vista Grande Estates	190600415	10917 Panoramic View	Jonestown	TX	78645	425427
Ryan James & Melissa H	Miller	414 Bloomsbury Dr	Kyle	TX	78640	17.969Ac Of Lot 34 Panoramic Hills	192670501	Deer Canyon Rd	Jonestown	TX	78645	186691
Matthew	Thompson	10639 Deer Canyon Rd	Jonestown	TX	78645	6.000 Acr Of Trt 7 Panoramic Hills	188600405	10639 Deer Canyon Rd	Jonestown	TX	78645	544037
Mark & Jennifer	Lopez	10710 Deer Canyon Rd	Jonestown	TX	78645	10.1000 Of Lot 28 Panoramic Hills	192670302	10702 Deer Canyon Rd	Jonestown	TX	78645	186670
4SR Investments LLC		6464 Savoy Dr Ste 865	Houston	TX	77036	40.61 Ac Of Lot 29 Panoramic Hills (1-D-1W)	192670301	10698 Deer Canyon Rd	Jonestown	TX	78645	186669